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DRAFT
ENVIRONMENTAL IMPACT REPORT
AND STATEMENT

for the
COMMUNITY DEVELOPMENT AND
HOUSING PROPOSAL FOR HUD
BLOCK GRANT

EF-EE75.318

August 29, 1975

DEPARTMENT OF CITY PLANNING
100 Larkin Street
San Francisco, CA 94102

DOCUMENTS

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Comments on Draft Environmental Impact Report
prepared under California law
due by September 28, 1975

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CHAPTER ONE. SUMMARY

For the second year of a three-year program for Community Development, San Francisco anticipates receiving \$28.8 million from the Department of Housing and Urban Development. Priorities for funding have not changed from the first year's efforts.

First priorities would be completion of existing programs such as:

1. Federally Assisted Code Enforcement (FACE) areas in Bernal Heights, Alamo Square and Duboce Triangle.
2. Redevelopment projects in the Western Addition, Hunters Point, Golden Gateway, and India Basin.
3. Model Cities programs in the Mission and Bayview Hunters Point.

The majority of the second year funds would be allocated for completion of these projects.

It is proposed that \$6.3 million would be used to begin new projects. The emphasis would be on the conservation of the City's existing housing and on the improvement of neighborhood quality.

The impacts of these proposals include displacement of persons living in substandard housing which would be replaced; the consumption of non-renewable energy and material resources in construction; and less than 1% increases in loads upon existing public and private utilities and services, due to changes in life style associated with improved living conditions, and economic development. Emphasis on rehabilitation of existing structures and on scattered site development, in preference to massive redevelopment tends to mitigate displacement and energy consumption impacts.

The major alternative to the proposed program would be design of new, large redevelopment projects which would result in increased displacement, energy consumption and other impacts.

The block grant application is subject to environmental review under both California and federal law; therefore, this document is a joint environmental impact report and statement.

CHAPTER TWO. PROJECT DESCRIPTION

A. Introduction

The Housing and Community Development Act of 1974, Public Law 93-383, established a major new funding system for programs assisted by the Department of Housing and Urban Development (HUD). Title I of this Act provides so-called "block grants" for community development activities, many of which were formerly funded under Title I of the Housing Act of 1949 (urban renewal programs) or under Title I of the Demonstration Cities and Metropolitan Development Act of 1966 (Model Cities program).

Section 104(h) of the Act delegates to the applicant environmental review, as provided under the National Environmental Policy Act of 1969 (NEPA), of projects proposed to be funded by the block grant program. This document is designed to meet federal and state environmental review requirements under NEPA and CEQA (the California Environmental Quality Act of 1970), respectively; hence, it is both an Environmental Impact Statement (EIS under NEPA) and an Environmental Impact Report (EIR under CEQA), and will herein-after be referred to as an EIR/S.

This EIR/S is for the block grant application as a whole. Individual projects proposed to be funded by this grant have been, or are being, subjected to individual environmental review. For the 1975 calendar year, the grant application and the EIR/S covered general community development policies for the next three years. In the second year program, general program guidelines are restated, in addition to program of specific activities. It will describe the types of projects eligible for block grant funding, the criteria employed in project selection, the environmental impacts of the program, measures to reduce potential impacts, possible alternatives to the proposed program, and the environmental review status of the individual proposed projects.

B. Program Goals

The four major program objectives would be: conserve existing housing, develop new housing, improve neighborhood quality and undertake economic development activities.

The major goal of the City's community development program would be the improvement of housing and residential

quality. The main program toward improved residential quality would be the rehabilitation of existing structures. An attempt would be made to retain the character and architectural style of the City.

In keeping with the City's policy of neighborhood maintenance, as expressed in the Comprehensive Plan, none of the proposed programs would involve massive clearance or demolition. Emphasis would be on scattered, relatively small, sites throughout the City, to preclude concentrations of low and moderate income housing units. Instead, the City would program for new housing on a small site basis. Priority in new community development activities would be given to housing and related needs of low and moderate income persons.

The program would envision neighborhood centers designed to provide social services in areas where major community development activities are planned. As noted in the Community Development program for 1975, plans are being developed to determine where centers should be located, what services should be offered, and how they should be financed. The program for 1976 continues to implement the general Community Development program established in the first year's block grant program.

In keeping with the City's policy for economic development, monies are allocated to complete the India Basin special use district. The project is expected to offer greater employment advantages for residents of San Francisco, particularly in the blue collar skills.

Rehabilitation and expansion of neighborhood parks and recreational facilities would be a program goal. Although the Open Space Acquisition and Parks Renovation program, created with the passage of Proposition J in the November 1974 election, would provide part of the means to accomplish this, block grant monies may be needed to give continued support to these efforts.

C. Project Location

The City and County of San Francisco is surrounded on three sides by water, being bounded on the west by the Pacific Ocean and on the north and east by San Francisco Bay. San Francisco Bay is the only sea level entrance into the interior of California. Maps of the City and its vicinity are presented in Exhibits I and II.

Except for parks, military reservations and mountain slopes, the City is practically 100% developed. The west side is predominantly residential, with primarily single-family housing. The northern districts include the downtown commercial area, with its daytime work force from over the Bay area; a large industrial area; and a large residential area, predominantly of multi-family units. The central district are primarily residential areas of single-family homes, duplexes and flats. The southeast district, while mostly single-family residential, includes a large industrial area.

D. Program Description

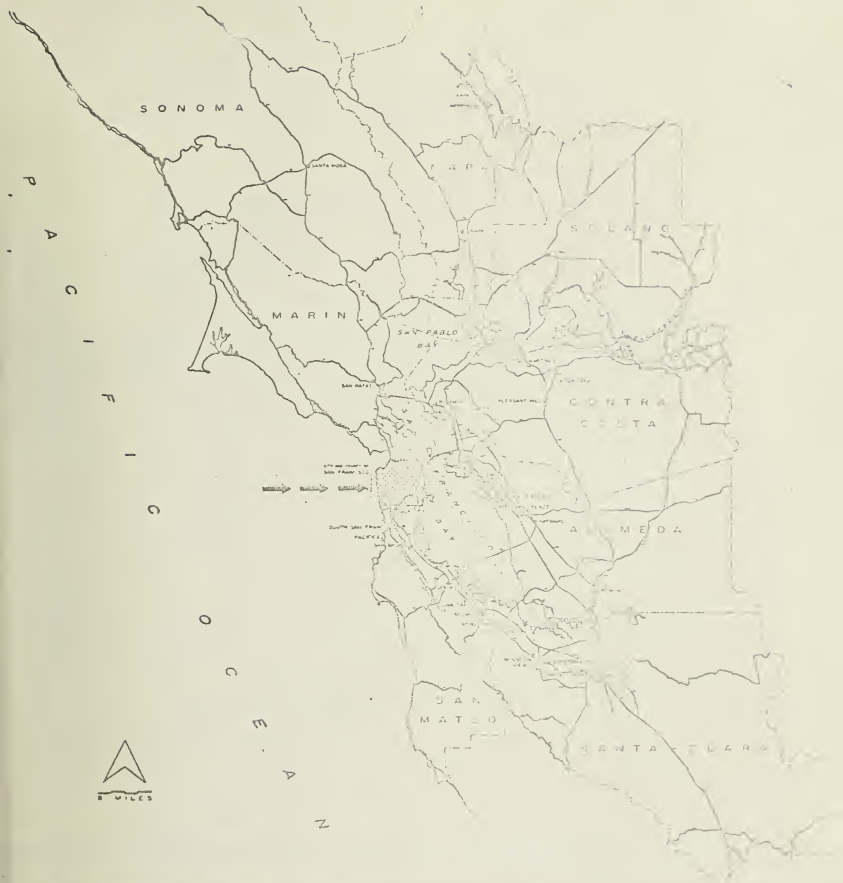
Since a City policy to keep existing, funded projects moving expeditiously to completion has been established by the Board of Supervisors through ordinances, resolutions and legal contracts, the proposed second year plan for comprehensive development activities reflects a policy of completion of existing projects, as well as initiation of new directions for additional program activities.

Under the Community Development Block Grant Program, the City expects to receive between January 1976 and January 1980-approximately 105.4 million dollars. Of this, approximately \$67.50 million would be needed to meet the outstanding costs in the City's existing redevelopment, code enforcement and model cities programs.

All community development activities must conform to the provisions of the Housing and Community Development Act. Those activities ineligible for funding include (1) the use of block grant money so as to reduce the amount of local financial support for community development substantially below prior levels and (2) the acquisition, construction or reconstruction of certain public facilities, such as schools, hospitals, convention halls or general government administration buildings. Public and social services may be funded with community development block grant funds only if funds are not available from other federal sources.

Community Development Program

San Francisco's proposals for community development and housing are presented in two parts. The first part includes a program to meet the City's community development needs; the second part is a plan for housing assistance designed to meet the housing needs of low and moderate income families. Preference was given to areas with a relatively high proportion of minority and lower income



SAN FRANCISCO BAY REGION



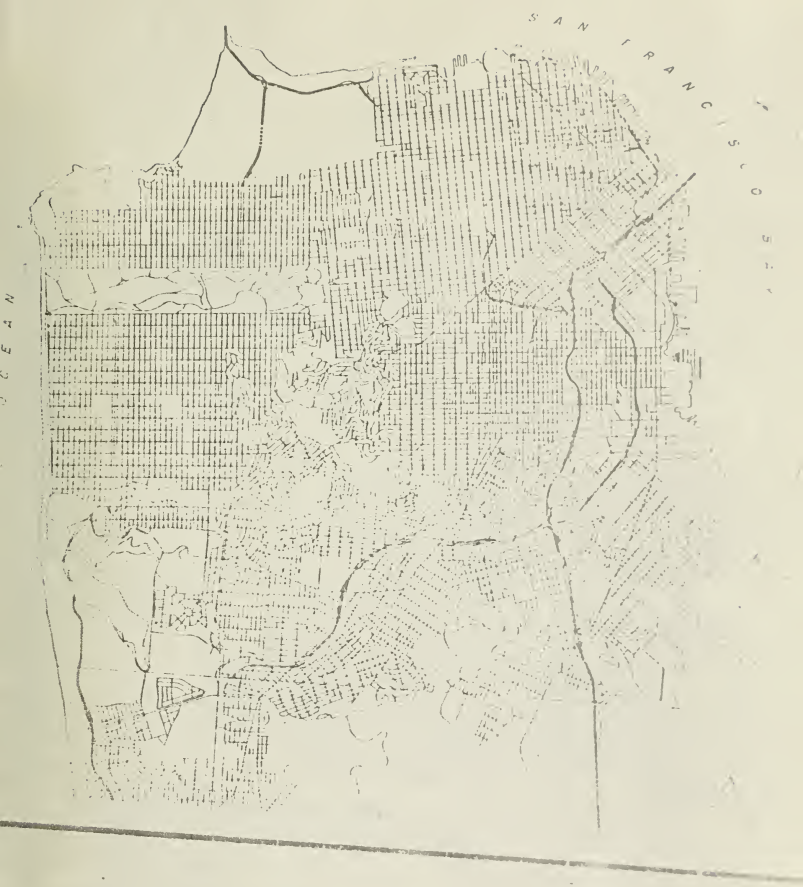


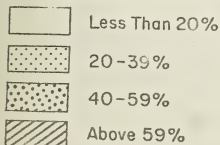
EXHIBIT II
The City and County of
San Francisco



1970 CENSUS TRACTS

EXHIBIT III

DISTRIBUTION OF MINORITY GROUPS
A COMPOSITE OF BLACKS-LATINS-ASIANS



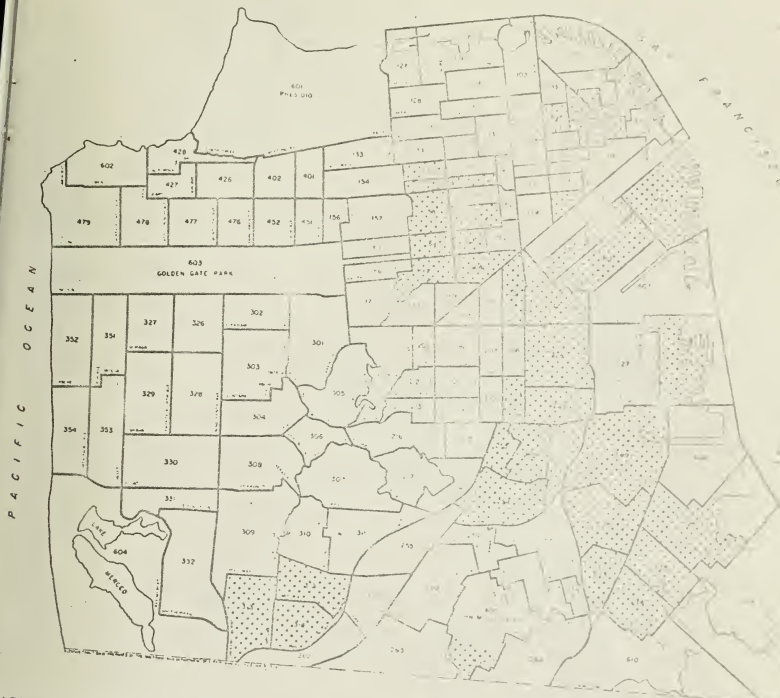


EXHIBIT IV

DISTRIBUTION OF MINORITY POPULATION & LOWER INCOME FAMILIES* By Census Tracts, 1970



Less Than 65% Minority Population or Lower Income Families



65% or More Minority Population or Lower Income Families or Both

*Families With Income Less Than \$8,000

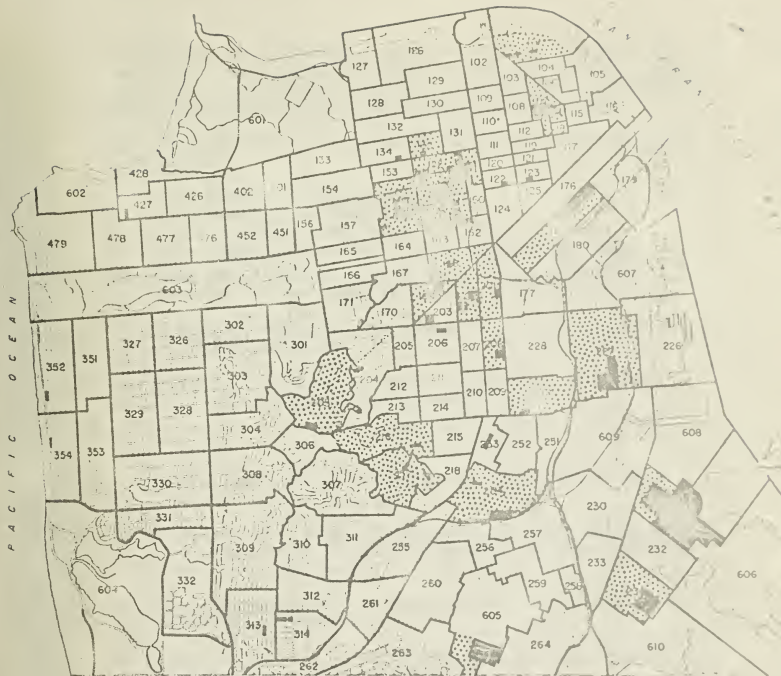


EXHIBIT V

1970 CENSUS TRACTS

DISTRIBUTIONS OF EXISTING ASSISTED HOUSING UNITS



Assessor's Block With Public Housing or Other Subsidized Housing



Census Tract in Which the Percentage of the City's Total Assisted Housing Units is Greater Than the Percentage of the City's Total Housing Units

Sources: S.F. Housing Authority & S.F. Redevelopment Agency

residents, as indicated, respectively, in Exhibits III, IV and V. In screening requests for new activities, each proposal was analyzed according to several major factors. The following questions were asked in each case:

- a) Does the proposal focus on one of the four priority needs?
 - to conserve existing housing
 - to develop new housing
 - to improve neighborhood quality
 - to undertake economic development activities
- b) Does the proposal conform to the provisions of Federal law and regulations?
 - Does it focus on the needs of low and moderate-income persons?
 - Is the proposal directed toward the prevention or elimination of slums and blight?
 - Is the activity eligible for funding under the law?
 - Are there funds available for the project from other federal sources?
 - Would block grant funds substantially reduce the current level of local financial support, if any, for this activity?
- c) Does the proposed project have strong citizen and executive support?
- d) Does it support an increased emphasis on neighborhood conservation and rehabilitation?
- e) Is the proposal feasible? Can it be carried out in a reasonable amount of time? Is there an appropriate administrative agency?
- f) Is the proposed program in a high need area?
- g) Does the proposal focus primarily on physical improvements?

Scheduling

In 1976, the community development application allocated

approximately 6.3 million dollars for new program, while the bulk of the application supported on-going categorical programs. As existing programs are eventually completed more monies will be made available to begin new community development activities, even though federal monies are expected to decline. Those new activities to be considered would be designed to: (1) improve the quality of existing housing; (2) provide new housing; (3) improve residential quality; and (4) advance economic opportunity through land development.

Citizen involvement would be a continuous activity in planning and programming Community Development funds. A nine-step procedure developed for programming Community Development funds is described in Appendix I. It is anticipated that resources would be available through block grants to work directly with community organizations and citizens to assess and articulate Community Development needs, and to jointly develop programs that are responsive to those needs.

Part One: Community Development Projects Proposed for Funding

Each new project is identified by an asterisk. The implementing agency is identified in parenthesis, using the following abbreviations: BBI - Bureau of Building Inspection; MCA - Model Cities Agency; DCP - Department of City Planning; DPW - Department of Public Works; PLC - Public Library Commission; SFHA - San Francisco Housing Authority; DRP - Department of Recreation and Parks; OCD - Office of Community Development. Indicated funding amounts are approximate. Programs continued from the first year's Community Development Block Grant Application are indicated in the descriptions of individual items.

A. Conserve Existing Housing

1. Complete FACE program in Alamo Square, Bernal Heights, and Duboce Triangle (BBI)

Federally Assisted Code Enforcement (FACE) activities are scheduled for completion by July 1976 in these areas. The areas contain a total of 1,611 structures with 4,598 dwelling units. Code inspectors have found code deficiencies in 1,573 structures containing 4,549 dwelling units. Program activities include code inspections, public work improvements, rehousing payments, community liaison, and the processing of rehabilitation loans and grants.

2. Rehabilitation Assistance Program (BBI) \$1,300,000

Concentrated codes enforcement and rehabilitation activities are scheduled over a 3-year period in the Inner Richmond, an area with 1195 structures having 2254 dwelling units, and over a five-year period in the Upper Ashbury, an area with 1461 structures having 3373 dwelling units. Rehabilitation Assistance Plan (RAP) activities include inspection of structures, public improvement, resident counseling, rehousing assistance and relocation benefits, and the processing of special rehabilitation improvement loans including the provisions for hardship loans.

At such time as the FACE program is completed, staff and funding will be used for the initiation of additional RAP areas during 1976.

3. Rehabilitation Studies initiated in the 1975 Program - O - (DCP-SFHA)

Three rehabilitation studies were initiated in the 1975 Program. The first involves preliminary planning for a residential renewal project, with consideration being given to the McKinnon area as a possible location. Working with area residents, area selection and preliminary plan preparation were scheduled to occur in 1976, to permit the plan implementation to begin in 1977. The second study deals with the development of a new program involving public acquisition, rehabilitation, and resale of multi-unit structures. The third study involves the evaluation of various methods for financing rehabilitation loans, and the establishment of a coordinated system for administering such loans. These latter two studies have been combined, are being undertaken by a consultant, and will be completed by December of 1975. Based upon an evaluation of the consultant's recommendations, determinations will be made regarding the funding of the acquisition-rehabilitation program, and the administration of the financing of rehabilitation loans.

4. Continue to supplement current efforts to rehabilitate existing public housing in the Hunters Point area (SFHA) \$ 1,044,000

About 1,320 public housing units in the Hunters Point area have been designated for rehabilitation through the Target Projects (TPP) of the Department of Housing and Urban Development. Due to a major cutback by HUD of the original request of the Housing Authority, it is necessary for the City to continue to supplement these modernization activities. These funds are to be used to: rehabilitate existing community facilities serving Harbor Slope Cal 1-9, Hunters Point Cal 1-17 (A) East, Hunters Point Cal 1-17(B), and Hunters View Cal 1-18(3); construct new community facility for Alice Griffith Cal 1-18 (4); and interior painting of these projects within the TPP area.

B. Develop New Housing

1. Western Addition A-2 (SFRA) \$ 4,455,000

The program for Western Addition A-2 includes the provision of sites for the development of about 4,300 new housing units, the rehabilitation of 2,700 housing units, and the provision of sites for a new elementary school and for the revitalization of the Nihonmachi and Fillmore business districts. Of the 4,300 new units of housing, about 2,500 are private units scheduled for households of low and moderate income. Block grant funds for 1976 are to be used for land acquisition, relocation, clearance, site improvements, provision of building sites for new development, and rehabilitation of existing buildings.

2. Hunters Point NDP (SFRA) \$ 8,775,000

The program for the Hunters Point redevelopment area includes sites for the new development of about 1,950 private housing units (replacing World War II temporary housing units), park and recreation facilities, elementary schools, churches, and neighborhood shops. Of the new housing units, about 1,275 are scheduled for households of low and moderate income. Block grant funds for 1976 are to be used for site improvements, relocation, and land disposition for new development.

3. Diamond Heights (SFRA) \$ - 0 -

The Diamond Heights Redevelopment Area is being developed as a new neighborhood with housing (over 2,200 units), sites for playgrounds, schools, shopping facilities, and churches. No block grant funds for 1976 are needed.

4. Golden Gateway (SFRA) \$ 200,000

The Golden Gateway Redevelopment Area is being developed with new housing (about 2,500 units), offices, shops, a hotel, theaters, and two major public plazas. Block grant funds for 1976 are needed to cover the refinancing of interest costs. No monies were allocated for the project in 1975.

5. Stockton/Sacramento Site (SFRA) \$ - 0 -

The Stockton/Sacramento Redevelopment Area involves the provision of a site for about 150-200 units of housing for persons of low and moderate income. No block grant funds for 1976 are needed.

6. Acquisition of housing sites in Chinatown (SFRA) \$ 200,000

In the 1975 Community Development Program, funds are reserved to select specific sites and to begin acquisition, site preparation, and resale for new development. To continue this program in 1976, an additional \$200,000 is allocated. As indicated in the 1972 Housing and Recreation Program for Chinatown, Chinatown has a combination of the City's highest population density, extensive coverage of land with buildings, and the City's worst housing conditions. Therefore, while there is a need for new housing in other neighborhoods, first priority for additional new housing is being given to Chinatown.

C. Improve Neighborhood Quality

1. Complete Model Cities Activities in the Bayview-Hunters Point and Mission Model Neighborhoods (MCA) \$3,675,000

| | |
|--------------------|------------|
| Education | \$ 736,000 |
| Health | 175,000 |
| Social Services | 142,000 |
| Recreation/Culture | 238,000 |
| Law and Justice | 426,500 |
| Housing Assistance | 743,000 |
| Manpower | 483,000 |
| Administration | 730,500 |

These activities are a continuation of the five-year categorical Model Cities Program in the Bayview-Hunters Point and Mission Model Neighborhoods, and are directed to benefit the residents of these areas. At the end of 1976, the five-year program will be completed, and as stated above, many of these activities will no longer be eligible for block grant funding. Efforts will be made to secure alternate sources of funding in subsequent years for significant on-going project activities.

Educational programs have been designed to improve the existing achievement level of area residents, and to augment regular school curriculum.

Included in the Bayview-Hunters Point Neighborhood are the following projects: Community College program, which provides special college preparatory courses and vocational training programs to area residents; Youth Park, which is a combined facility for education, health and recreation to benefit primary school children; and Growth and Development, which is geared to the special needs of handicapped and retarded children.

Included in the Mission Neighborhood are the following projects: Reading and Diagnostic Center, which is designed to improve the reading and writing skills of resident children to attain at least grade levels and Mission Education Project, which provides audio/visual equipment and cultural materials to existing schools and promotes the involvement of parents in various school projects.

The Ambulatory Health Care Facility in the Bayview-Hunters Point Neighborhood is supplementing existing neighborhood services by increasing the number of physicians and dentists in existing medical facilities.

Social Services are directed to support food supplement and child development programs. In the Bayview-Hunters Point Neighborhood, a Food Supplement program distributes special food packages and nutritional information to low-income pregnant women, post-partum mothers and women with infant children. In the Mission Neighborhood, the Mission Child Care program provides day care and child development activities in five centers. Activities include a daily nutritional meals program, a comprehensive health examination, and bilingual programs.

Recreational and cultural programs are directed to the problems of drug abuse and delinquency, and inadequate neighborhood recreational programs. In the Bayview-Hunters Point Neighborhood, a Youth Community Development Program, provides for a remedial summer school and free food program, business, and governmental processes to resident youth. In the Mission Neighborhood, the Mission Neighborhood Physical Development program provides a wide variety of sporting and recreational activities through a number of sports leagues and regional competitions.

Comprehensive legal services and follow-up counseling and job referral are provided in the Bayview-Hunters Point Neighborhood through the Community Defender program in criminal cases. The Mission Legal Defense program provides similar assistance to residents of the Mission Neighborhood. Follow-up services include community outreach, immigration, and bilingual assistance.

Housing Assistance activities include the Bayview-Hunters Point Non-Profit Community Development Corporation, which provides neighborhood residents with legal, technical and financial counseling in regard to home improvements and purchases, and makes available low interest loans for mortgage down payments and home repair improvements. The Bayview-Hunters Point Joint Housing Committee provides opportunities for residents to participate in housing assistance planning and implementation in the Bayview-Hunters Point Neighborhood. The Mission Housing Development Corporation (MHDC) assists Mission Model Neighborhood residents in matters related to housing improvements, rental assistance and home ownership. The MHDC manages a home rehabilitation program, fosters home ownership through down payment assistance grants and loans, and assists local sponsors in the development of new housing units.

Manpower and job development programs assist unemployed and underemployed neighborhood residents. In Bayview-Hunters Point, Operation Clean-Up promotes an improved neighborhood appearance and environment through the hiring of area residents to assist in the clean-up of vacant lots. In the Mission Neighborhood, residents are being assisted under four separate programs: (1) the Mission Hiring Hall is a central job referral and registration center to assist the underemployed and unemployed; (2) a Referral and Follow-Up program provides essential supporting services including health, day care and language training; (3) the Mission Language and Vocational School is a program to overcome serious language obstacles to gainful employment, and (4) the Mission Contractors Association assembles local minority contractors to promote affirmative action objectives. A revolving loan fund is provided for bonding and short-term capital loans. Administration funds support the planning, management and fiscal activities of the Model Cities Agency, and activities of the Mayor's Office of Economic Development for the rejuvenation of the Hunters Point Shipyard, the preparation of a package for financing the Ambulatory Health Care Facility, and the marketing of land in the India Basin Industrial Park.

2. Renovate and Improve Existing Recreational Facilities (RAP)

\$ 639,000*

| | |
|--------------------------------------|-----------|
| Garfield Square | \$ 12,000 |
| Potrero Hill Recreation Center | 90,000 |
| Rolph Playground & Recreation Center | 212,000 |
| Panhandle Playground | 130,000 |
| Cayuga Recreation Center | 60,000 |
| Little Hollywood Playground | 25,000 |
| Chinese Recreation Center | 25,000 |
| Chinese Playground | 34,500 |
| Duboce Park Planning | 20,000 |
| Folsom Playground | 30,000 |

These funds will be used primarily for new and replacement equipment at existing neighborhood centers and playgrounds, with some consideration given to the appearance and overall structural improvement of buildings. The proposed project activities would be expected to improve the quality and variety of recreational activities available to these neighborhoods, and would assure the continuation of those centers

which are located in areas serving low and moderate income persons.

3. Rehabilitate Existing Branch Libraries (PLC) \$ 511,000

The emphasis on renovation will be toward increasing the multi-purpose nature of branch libraries, primarily through modernizing and expanding the capacity of community rooms.

| | |
|------------------|------------|
| Bernal Branch | \$ 171,000 |
| Chinatown Branch | 194,000 |
| Park Branch | 146,000 |

4. Provide Additional Neighborhood Centers (MCA-DCP) \$ 500,000

In the 1975 Community Development Program, a study was initiated for determining the needs and priorities for the establishment of a program of publicly-owned neighborhood centers. Funds were also set aside for the provision of such centers upon study completion. In the 1976 Program, more funds are allocated for neighborhood centers. Priorities for the location and types of such centers will be made in accordance with the 1975 Community Development Planning.

5. Rehabilitate Existing Neighborhood Centers (MCA) \$ 231,500

In 1975, \$151,000 was allocated to renovate privately-owned neighborhood centers. For calendar year 1976, the program is extended to other private neighborhood centers for the same amount. The renovation of existing neighborhood centers would bring these neighborhood centers up to health, fire and safety regulations. Rehabilitation activities include: installation of sprinkler systems; reparation of lighting, heating, plumbing, and fire egress systems; and painting.

| | |
|---|-----------|
| Jamestown Center | \$ 30,000 |
| Centro Latino | 30,000 |
| Calif. League for Handicapped | 26,000 |
| 1830 Sutter Street YWCA | 20,000 |
| Buchanan Street YMCA | 19,000 |
| Potrero Hill SFHA Bldg. (Head Start) | 26,000 |

6. Carry Out Neighborhood Traffic Control Programs (DPW) \$ 120,000

The major purpose of this activity is to continue to supplement planning and construction activities of the City's neighborhood traffic control program, known as Plans for Protected Residential Areas (PRA). This program is directed toward the elimination of heavy commercial and daily commuter-through-traffic on neighborhood streets, by diverting such vehicles to bordering collector arterials. PRA projects also include beautification activities which are related to traffic diversion, such as landscaped traffic islands, bulbing of sidewalks, and street tree planting.

7. Continue the Neighborhood-Initiated Improvement Program (DCP) \$ 100,000*

In 1975, a program was initiated for the funding of small-scale physical improvements which permit neighborhood groups to initiate their own projects, such as street tree planting, landscaping, installation of play and seating areas, and other outdoor physical improvements which enhance the quality of neighborhood environments. The primary vehicle for continuing this program in 1976 will be the \$300,000 set aside for neighborhood improvements awarded through the Bicentennial Celebration program. However, since the Bicentennial projects will not be awarded until the end of 1976, additional funds are being allocated to carry out neighborhood improvements in the early months of 1976.

8. Begin Neighborhood Improvement Projects that Directly Support the City's Bicentennial Celebration (DCP) \$ 300,000*

In accordance with the intent of the 1975 CD Program, funds are to be reserved in 1976 and 1977 to provide incentives to neighborhood organizations and local merchant associations to develop proposals for improving neighborhood quality. Based upon competition, funds are awarded for public improvements and other eligible community development activities in winning neighborhoods and business areas.

9. A program for providing loans and grants for the rehabilitation of structures with special architectural and historical value (DCP) \$ - 0 -

A study on the rehabilitation of structures with special architectural and historical value is being made by the Department of City Planning, Landmarks Preservation Advisory Board, Foundation for San Francisco's Architectural Heritage, Victorian Alliance, and other community organizations. Some \$200,000 had been set aside from the 1975 Program, which will still be available in 1976, to serve as seed money for the establishment of a self-perpetuating historic preservation program.

10. Remove Physical Barriers Which Impeded the Mobility of Elderly and Handicapped Persons in Public Buildings (DPW) \$ - 0 -

The 1975 Program allocates \$100,000 for the removal of architectural and material barriers which restrict the mobility of elderly and handicapped persons in public buildings. Of this, \$10,000 is for a study of the subject by the Bureau of Architecture. The remainder (\$90,000) would be reserved for preparing plan specifications to implement study recommendations.

Economic Development Activities

1. India Basin Industrial Park (SFRA) \$4,320,000

The India Basin Industrial Park (formerly known as Butchertown) will provide land suited to the needs of modern industry. Block grant funds for 1976 are needed for site improvements.

2. Yerba Buena Center (SFRA) \$ - 0 -

The development program for the Yerba Buena Center Redevelopment Area includes the provision of sites for office buildings, shops, restaurants, an exhibit hall, a sports arena, an apparel shops, a hotel, a theater, a public garage, and an urban park, including several malls and landscaped plazas. No funds were allocated either in the Community Development Program for 1975, or in the program for 1976.

Community Development Programming and Management \$ 500,000

Funds will be used primarily to operate the Office of Community Development, which monitors and programs Community Development block grant funds.

Monies will also be provided to the Department of City Planning for additional staff and clerical assistance to assist Community Development implementation. This will include the coordination of all City agencies involved and the participation of local community persons and groups.

Citizen involvement would be a continuous activity in planning and programming Community Development funds. A nine-step procedure developed for programming Community Development funds is described in Appendix I. It is anticipated that resources would be available through block grants to work directly with community organizations and citizens to assess and articulate Community Development needs, and to develop jointly programs that are responsive to those needs.

Contingencies

1,633,000

Contingencies will be used to meet unexpected costs in on-going programs and to further implement new program activities.

Part Two: The Housing Assistance Plan

The various efforts the City would support to improve the conditions of existing housing, especially for low and moderate income families in 1976, continues those efforts begun in the community development proposal in 1975.

The major program which would help meet the housing needs of San Francisco lower income households would be the new Housing Assistance Payments program, sometimes referred to as the "Section 8" program.

Under this program HUD provides financial assistance to owners to make up the difference between fair market rents and the lower income family's ability to pay. "Lower income families" are defined as households whose income is 80% or less of the median income in San Francisco. "Ability to pay," established by HUD, is to be not less than 15 percent nor more than 25 percent of total family income, taking into consideration the income of the family, the number of minor children in the household and the extent of medical or other unusual expenses incurred by the family. Owners of residential buildings eligible to receive housing assistance

payments include private profit corporations and individuals, non-profit sponsors, and public housing agencies.

Again, as noted in 1975, the Housing Assistance Plan enumerates three types of housing programs where the housing assistance payments would be used: substantial rehabilitation, existing commitments, and new construction.

While the need for housing assistance is substantial, the anticipated level of resources available to meet these needs is limited. The Residence Strategy and Program Report sets forth a basic direction for the allocation for assistance funds and outlines priorities for the use of such funds. "With respects to low and moderate income housing, the Report states that "where subsidy funds are available for this purpose they should go: (a) to honor existing commitment; (b) to assist scattered new site development of subsidized housing in coordination with neighborhood rehabilitation programs; (c) to provide a percentage of low and moderate income units in major new developments occurring through the private market."

Guidelines for Evaluation and Selection of Lower-Income Housing Projects

Proposed projects would be evaluated and selected in terms of the following guidelines:

1. Assisted projects should be located so that they will promote economic and racial integration throughout the City.
2. Assisted projects should not add to economic and racial concentration in neighborhoods which already have a high percentage of lower income and minority households.
3. The site of new large-scale projects should be physically separated from existing projects when location in close proximity would result in undesirable impaction.
4. The site should be free from serious adverse environmental conditions, or there should be evidence that any such conditions will be corrected by the time the project is completed. Adequate utilities (water, sewer, gas and electricity) and streets should be available to service the site.

5. The site should be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services, that are at least equivalent to those typically found in neighborhoods consisting of largely unsubsidized, standard housing of similar market rents.
6. With respect to larger projects (more than 25 units), preference will be given to projects sponsored by private sponsors with successful prior experience in meeting the particular social and economic needs of lower income households. Preference will also be given to projects that include facilities and service programs geared toward the special needs of the households to be served by the project.
7. Preference will be given to projects which employ housing assistance payments to support home ownership.
8. With respect to family projects, preference will be given to projects that will provide a significant number of large units (3 or more bedrooms).
9. Projects must conform to the Comprehensive Plan of the City and County of San Francisco and to all applicable codes and ordinances, including the Planning Code.
10. Projects should comply with design guidelines, copies of which are available from the Department of City Planning (see discussion of design guidelines in Mitigation chapter).

Use of the Housing Assistance Payments Program - 1976

As will be noted, many of the projects proposed in the Housing Assistance Plan (HAP) for 1975 have not begun or have just started. The HAP for 1976, continues the 1975 program, and offers additional housing projects for consideration.

The proposed allocation and use of Housing Assistance Payment in San Francisco in 1976 is as follows:

1. Substantial Rehabilitation

- (a) Section 312/RAP Rehabilitation Loans 2,891 units

Under the Section 312 program, 3 percent rehabilitation loan funds are provided by the Federal Government, through the City, to eligible owners in the designated FACE and renewal areas. Recent legislation extended this program to June 30, 1976. Additional rehabilitation loan programs have been developed to supplement the 312 loan program, and will replace it if that program is terminated. For 1976, it is estimated that Sec. 312 loans are required for 384 units in the three outstanding FACE areas: Alamo Square, Duboce Triangle, and Bernal Heights; and for 1575 units in the Western Addition A-2 Redevelopment Area. It is projected that approximately 932 units would be rehabilitated through RAP in 1976. Of these units, 450 would be in the Inner Richmond RAP area, 372 in the Upper Ashbury RAP area, and possibly 110 units to be in other new RAP area(s) to be designated for operation in 1976.

(b) Public Housing Modernization 2,129 units

The San Francisco Housing Authority owns 7134 units throughout the city, making it San Francisco's largest landlord. Of these units, 38 percent are over 20 years old. Because of rising costs, limited revenue, and limited Federal assistance, many of these have deteriorated.

Some 1321 units in the Hunters Point Area have been designated for rehabilitation through the Target Projects Program (TPP) of the Department of Housing and Urban Development. The Housing Authority requested \$15,000,000 to completely modernize these units. This modernization will include such items as rehabilitation of the plumbing and heating systems, interior painting, window replacement, new roofs and exterior painting. The Office of Community Development allocated \$1,048,450 from the 1975 Community Development Program to supplement this program. Although the Housing Authority's request was significantly reduced by HUD to \$4,474,512, a commitment had been made to begin the modernization program and attempt to secure additional funds. It is anticipated that 1129 public housing units would be rehabilitated in 1976 by TPP and 192 units would be constructed.

Outside the TPP area, additional rehabilitation and modernization is continuing with funds from HUD's various modernization programs. This would affect some 1,000 public housing units in 1976.

(c) Sec. 8 Housing Assistance Payments 540 units

Substantial Rehabilitation

The program provides housing assistance payments for eligible lower income households to reside in buildings which have been substantially rehabilitated (including renovation and conversion) to meet prescribed standards of decent, safe, and sanitary living conditions. As in the other Sec. 8 programs (new construction and existing housing), eligible households pay between 15 percent and 25 percent of their incomes for rents, and the remainder of the fair market rents is paid by the federal government. This type of housing assistance could be applied in conjunction with the City's concentrated rehabilitation programs, as well as with other individual site rehabilitation projects.

i) Designated Rehabilitation Areas

Approximately 190 units will be designated for use in the FACE and RAP areas. These units would assist lower-income renters to remain in these areas, who would otherwise be displaced due to rent increases.

ii) Scattered Site Rehabilitation

Approximately 350 units will be designated for use in the rehabilitation of buildings on scattered sites. Such projects could involve public acquisition, rehabilitation, and resale, as well as rehabilitation by private owners. It is estimated that one-half of these units will be for the elderly and the handicapped/disabled households.

2. Existing Housing

In 1975, as part of its Section 8 allocation, San Francisco received funds to supplement families and individuals for 323 units of housing - the goal for 1975 was 350 units. The San Francisco Housing Authority is implementing the existing Section 8 program for the City. Section 23 leased housing was to be converted to Section 8 assistance. Also included is the projection of the expansion of the Section 8 leasing program, for both a city wide program and as support for the designated rehabilitation areas.

(a) Section 8 - Replacement of Section 23 Units

These 250 units do not represent new units to

San Francisco, but rather are a continuation of an existing program and are included to identify the need for such units.

(b) Section 8 - Scattered Site Lease Units

This is an expansion of the exiting city-wide leasing program by 500 units, for use by eligible low-income households to obtain housing in the existing housing stock.

(c) Section 8 - Designated Rehabilitation Areas

An allocation of 380 units is designated for rehabilitation areas, to mitigate the hardship of those tenants who sustain rent increases due to the cost of rehabilitation to their unit.

3. New Construction

To meet fully the needs of lower income households and to effectively eliminate blight, new housing developments are an integral element of the City's Housing Assistance Plan. Through new construction, opportunities are created to fulfill housing needs that are otherwise left unmet through the existing and rehabilitated housing supply. For instance, the existing housing supply is acutely insufficient for large families requiring large (three or more bedrooms) units, and for the physically handicapped and disabled persons who could manage independent living arrangements. As part of the City's programming strategy, priority is given to completion of ongoing and committed new development projects. These include the Sec. 236 projects in the designated redevelopment areas and the Mission Model Neighborhood, the public housing units authorized by referendum in 1964 and 1968, and the replacement of existing substandard public housing units in the Hunters Point area. New allocations, specifically through the Sec. 8 program, should be utilized to the extent of supplementing the FHA-insured and privately-financed new construction projects, in promoting economic and racial integration while including scattered distribution of new assisted housing projects.

(a) Sec. 236 Multi-Family Assisted Housing 448 units

Section 236 is a federally-subsidized housing program which provides both financing for construction and rent subsidies for the occupants. No new funds are to be allocated to the program which will be terminated after completion of existing commitments.

Progress was made in the remaining Sec. 236 projects during 1975. Construction commenced in the Esperanza elderly project (39 units) in the Mission Model Neighborhood. In Hunters Point, 303 family units were started in summer of 1975, marking the completion of Phase I of the Redevelopment Plan. In Western Addition A-2, 223 total units (122 family, 101 elderly) were funded and expected to reach construction by December 31, 1975. The Chinatown Stockton-Sacramento project, involving 175 units (35 family, 140 elderly) was funded in May 1975, and moved into conditional commitment processing. The Betel project, which will contain 50 family units, is also pending for a firm commitment from HUD.

(b) Sec. 8 Housing Assistance Payments 1200 units

i) Scattered Site Replacement of Public Housing Units.

Approximately 200 units are projected to be used as replacements units in connection with the Public Housing Authority's proposed "selective demolition/modernization" program. These units will be used to replace substandard units eliminated from high density family projects in the Hunters' Point area. The purpose of eliminating these substandard units is to improve the living environment of the projects and reduce the concentration of subsidized housing. These replacement units will be located on a scattered site basis throughout the city.

ii) Scattered Site "In Fill" Units

Approximately 900 units will be used for new "in fill" assisted housing projects of appropriate scale and character, in sound as well as deteriorating areas. These "in fill" projects could be constructed on vacant lots, replacement of deteriorated residential buildings, and replacement of non-conforming use structures in residential areas. Preference will be given to projects which are located in designated rehabilitation areas, and in other areas of the city in which subsidized housing is to be actively encouraged. Preference will also be given to projects which will include a significant number of large (three or more

bedrooms) units, and to projects which will provide occupancy for the handicapped and disabled. The 900 units will be equally divided among units for the three household types: families, elderly, and handicapped/disabled persons.

iii) Units in Large Market Rate Developments

One hundred units are projected for use in major market rate developments for the purpose of promoting economic integration. These units would be appropriate in a new large subdivision (the Subdivision Ordinance, adopted by the Board of Supervisors in May 1975, contains a provision that in a subdivision project with 50 or more units, 10% of the units should be for low and moderate income occupancy if subsidized funds for such occupancy are available). To achieve this goal, the City must indicate to developers the availability of Housing Assistance Payments at the early stages of project development.

(c) Conventional Public Housing 460 units

i) Cal 1-26 in Western Addition A-2

This public housing project will contain 60 family units on scattered sites within the Western Addition area, for low income households displaced by the A-2 Urban Renewal Project.

ii) Scattered Site New Units

Four hundred units are also requested for construction under the conventional public housing program. These units are part of the remaining 4,226 public housing units authorized by public referenda in 1964 and 1968. These units will be located in scattered sites. Approximately 100 units will be for family and 300 units for the elderly and handicapped/disabled.

TABLE I

SUMMARY OF GOALS FOR ASSISTED HOUSING - 1976

| | <u>Total Units</u> | <u>Family Units</u> | <u>Elderly/Handi- capped Units</u> |
|---|------------------------|-------------------------|--|
| 1. REHABILITATION | <u>5,560</u> | | |
| A. <u>Sec. 312/RAP Rehabilita- tion Loans</u> | 2,891 | | |
| FACE Areas | 384 | | |
| RAP Areas | 932 | | |
| Western Addition A-2 | 1,575 | | |
| B. <u>Public Housing Moderniza- tion Program</u> | 2,129 | 2,029 | 100 |
| Hunters Point | 1,129 | 1,129 | - |
| Other Public Housing Projects | 1,000 | 900 | 100 |
| C. <u>Sec. 8 Housing Assistance Payments</u> | 540 | | |
| Designated Rehabilita- tion Areas | 190 | | |
| Scattered Site Rehabilitation | 350 | 175 | 175 |
| D. <u>Sec. 223(f) Multi-Family Rehabilitation Refinancing</u> | Unknown | | |
| 2. EXISTING HOUSING | <u>1,130</u> | | |
| <u>Sec. 8 Housing Assistance Payments</u> | 1,130 | | |
| Replacement of Existing Sec. 23 Lease Units | 250 | 50 | 200 |
| Scattered Site Lease Units | 500 | 150 | 350 |
| Designated Rehabilita- tion Areas | 380 | | |
| 3. NEW CONSTRUCTION | <u>2,108</u> | | |
| A. <u>Sec. 236 Multi-Family Assisted Housing</u> | 448 | 207 | 241 |
| Western Addition A-2 | 223 | 122 | 101 |
| Stockton-Sacramento | 175 | 35 | 140 |
| Betel | 50 | 50 | - |

| | <u>Total Units</u> | <u>Family Units</u> | <u>Elderly/Handi- capped Units</u> |
|--|------------------------|-------------------------|--|
| B. <u>Sec. 8 Housing Assistance</u> | | | |
| <u>Payments</u> | <u>1,200</u> | <u>550</u> | <u>650</u> |
| Scattered Site Replace- ment of Public Housing Units | 200 | 200 | - |
| Scattered Site "In Fill" Units | 900 | 300 | 600 |
| Units in Large Market- Rate Developments | 100 | 50 | 50 |
| C. <u>Conventional Public Housing</u> | <u>460</u> | <u>160</u> | <u>300</u> |
| Cal 1-26 | 60 | 60 | - |
| Scattered Site New Units | 400 | 100 | 300 |
| TOTAL | <u>8,798</u> | | |

E. Environmental Review

The proposed projects and the Block Grant application itself are subject to review under both CEQA and NEPA. The procedure under CEQA is compared to the HUD Block Grant procedure (as constituted in the Environmental Review. Procedures for Community Development, Federal Register, 7 January 1975) in Table II. The status of each individual project under these laws is indicated in Table III. This Table will be updated in the Final EIR/S.

TABLE II

COMPARISON OF STATE AND FEDERAL
ENVIRONMENTAL REVIEW PROCEDURES

California Environmental
Quality Act of 1970
CEQA

National Environmental Policy
Act of 1969
NEPA: HUD Block Grant Projects

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Applicant submits project information to the Department of City Planning, where it is available to interested persons, groups or agencies for review. 2. If project is determined to be exempted from review and Notice of Exemption is issued. Exemptions are determined by List of Categorical Exemptions from the California Environmental Quality Act, as adopted by the City Planning Commission July 25, 1974, and by listing of Non-Physical and Ministerial Projects not covered by the California Environmental Quality Act, dated March 9, 1973. 3. If project is not found to be exempted applicant files environmental evaluation form with Department of City Planning. DCP staff review, including consultation with interested persons, groups and agencies; determination if project could or could not have a significant effect on the environment. 4. If project could not have a significant effect on the environment, a Negative Declaration is issued, and notice published and distributed to interested persons, groups and agencies. (No EIR) | <ol style="list-style-type: none"> 1. Department of City Planning, on behalf of City as applicant, prepares and maintains environmental review record which is available to interested persons, groups or agencies for review. 2. If project is determined to be exempted from review and Notice of Exemption is issued. Exemptions are determined according to Section 58.21, Title 24 of the Code of Federal Regulations, 7 January 1974. 3. If project is not found to be exempted. DCP staff review, including consultation with interested persons, groups and agencies; determination if project is an action which may significantly affect the human environment. 4. If project is not an action which may significantly affect the quality of the human environment, Notice of Finding of No Significant Effect is published and distributed to interested persons, groups and agencies. (No EIS) |
|---|--|

(Continuation Table II)

California Environmental
Quality Act of 1970
CEQA

National Environmental Policy
Act of 1969
NEPA: HUD Block Grant Projects

5. 10 calendar day appeal period begins on date of publication of Negative Declaration. Appeals are heard by the City Planning Commission, which makes final decision. If no appeal, environmental review process ends.

6. If project could have significant effect on environment, EIR is required; notice of Requirement of EIR is advertised and distributed to interested persons, groups and agencies.

7. Applicant submits preliminary draft EIR; after revisions, DCP assumes authorship.

8. When draft EIR is complete, notice of availability of draft EIR for public review, and of hearing before CPC at least 30 calendar days after publication of notice, is published and distributed to interested persons, groups and agencies.

9. Comments received during review period and at public hearing, together with DCP responses to comments, are incorporated into EIR.

5. No formal appeal; 15 working days for public comments; response to comments becomes part of review record; if no staff determination that further review is needed, environmental review process ends.

6. If project is an action which may significantly affect the quality of the human environment, EIS is required; Notice of Intent to File EIS is advertised and distributed to interested persons, groups and agencies.

7. Draft EIS is prepared by DCP.

8. When Draft EIS is completed, notice of availability of Draft EIS for public review, and of public hearing before CPC, is published locally and distributed to interested persons, groups and agencies, and is published in the Federal Register by the Council on Environmental Quality (CEQ); minimum review period is 45 days.

9. Comments received during review period and at public hearing, together with DCP responses to comments, are incorporated into EIS.

TABLE II (continued)

California Environmental
Quality Act of 1970
CEQA

National Environmental Policy
Act of 1969
NEPA: HUD Block Grant Projects

- | | |
|---|---|
| <p>10. Planning Commission certifies EIR complete and determines whether project would have a significant effect on the environment.</p> | <p>10. Planning Commission makes recommendation to Mayor to certify EIS complete.</p> |
| <p>11. Certification of Final EIR does not constitute approval or disapproval of project. Decision on project is made by relevant decision-making body in the light of information contained in Final EIR.</p> | <p>11. Mayor certifies Final EIS to be complete. Decision to undertake project is made in the light of information contained in EIS.</p> |
| <p>12. City funds may be released immediately upon decision to undertake project; if state funds are involved, 50 days review period is required between publication of Draft EIR and certification of Final EIR.</p> | <p>12. Draft EIS must be on file with CEQ for 90 days, Final EIS must be on file with CEQ for 30 days (may run concurrently), before funds may be released.</p> |

When a project requires both an EIR and an EIS, a single document may be prepared and the most stringent requirement applies at each step.

TABLE III

| PROJECTS | CEQA | NEDA |
|--|--|--|
| A.1. Complete FACE Program in Alamo Square, Bernal Heights and Duboce Triangle | EE75.29: Certificate of Exemption, January 28, 1975, project approved by Board of Supervisors 22 April 1968 (State Guidelines Section 15070(a). | EE75.180 Notice of Finding of no significant effect published 31 May 1975. |
| 2.a. Continued Rehabilitation Assistance in Upper Ashbury | EE75.54: Certificate of Exemption, 11 February 1975, Categorical Exemption (State Guidelines Section 15100-15112, Public Resources Code Sec. 21085). | EE75.241 Notice of Intent to file an EIS published 20 June 1975. |
| b. Continued Rehabilitation Assistance in Inner Richmond | EE75.52: Certificate of Exemption, 11 February 1975 Categorical Exemption (State Guidelines, Sec. 15100-15112, Public Resources Code, Sec. 21085). | EE75.181 Notice of Finding no significant effect published 23 May 1975. |
| c. Initiate Additional Areas for RAP Designation. | will be subject to environmental review when potential site are identified. | |
| 3. Continued to Supplement efforts to rehabilitate existing Housing in the Hunters Point area (SFHA) | EE75.68: Negative Declaration filed, 21 February 1975. | Notice of no significant effect to be published by DCP notice of finding of no significant effect published 8 July 1974 (HUD) |
| B.1. Western Addition A-2, Redevelopment Project | EE75.69: Certificate of Exemption, 19 February 1975, approved by Board of Supervisors 13 October 1964 (State Guidelines Section 15070(a). | To be evaluated pursuant to 24 CFR Section 58.19 of the HUD Environmental review procedures for the Community Development Block Grant. |
| 2. Hunters Point Redevelopment | EE75.44: Certificate of Exemption, 19 February 1975, (State Guidelines, Sec. 15070(a) | To be evaluated pursuant to 24 CFR, Section 58.18 of the HUD Community Development Block Grant. |

| PROJECT | CEQA | NEDA |
|---|---|--|
| 4 Golden Gateway | EE75.36: Phases I & II Certificate of Exemption, 30 January 1975, Board of Supervisors approved project 27 May 1959. | To be evaluated pursuant to 24 CFR, Section 58.19 of the HUD Environmental Review procedure for the Community Block Grant. |
| 6. Acquisition of Housing sites in Chinatown (SFRA) | Will be subject to environmental review when potential sites are identified | |
| C.1. Complete model cities activities | EE75.70: Certificate of Exemption, 19 February 1975 (State Guidelines, Sec. 15026 and 15037; Public Resources Code, Sec. 21060.5) | To be evaluated pursuant to 24 CFR Section 58.19 of the HUD Environmental Review procedures for the Community Development Block Grant. |
| (a) Bayview Hunters Point | | |
| (b) Mission Model Neighborhood | | |
| - Related Activities | | |
| (c) Mission Manpower and Job Development | EE75.74 Negative Declaration 21 February 1975. | To be evaluated pursuant to 24 CFR Section 58.19 of the HUD Environmental Review procedures for the Community Development Block Grant. |
| (d) Bayview-Hunters Point Operation Clean Up | EE75.65 Negative Declaration 21 February 1975. | " |
| (e) Bayview Hunters Point Housing Assistance Office | EE75.66 Negative Declaration February 1975. | " |
| (f) Assistance to Mission Housing Development Corporation | EE75.67 Negative Declaration 21 February 1975. | " |
| 2. Renovate and Improve Existing Recreational Centers | Negative Declaration to be filed | Notice of finding of No significant effect to be published. |

PROJECT

CEQA

NEDA

- | PROJECT | CEQA | NEDA |
|--|---|--|
| 3. Rehabilitate Existing Branch Libraries | Negative Declaration to be filed. | Notice of finding of no significant effect to be published. |
| 4. Provide Additional Neighborhood Centers Study to determine the needs and priorities for establishing a neighborhood centers Recommended | Will be subjected to environmental review when potential projects are identified. | |
| 5. Rehabilitate Existing Neighborhood Centers | Negative Declaration to be filed. | To be evaluated pursuant to 24 CFR Sec. 58.19 of the HUD Environmental Review procedures for the Community Development Block Grant. |
| 6. Carry out Neighborhood Traffic Control Programs | Will be subject to environmental review when potential sites are identified. | |
| 7. Continue the Neighborhood improvement program | Will be subject to environmental review when potential sites are identified. | |
| 8. Renovate and improve existing Neighborhood Centers | Exempt | Notice of finding of no significant effect to be published. |
| 9. Improvement Project that directly supports the City Bicentennial Celebration | Will be subject to environmental review when potential sites are identified. | |
| D. 1. India Basin Industrial Park | EE75.45: Certificate of Exemption, 5 February 1975, approved by Board of Supervisors 20 January 1969. | To be evaluated pursuant to 24 CFR Section 58.19 of the HUD Environmental Review procedures for the Community Development Block Grant. |

CHAPTER THREE. ENVIRONMENTAL SETTING

A. Geology and Seismicity

San Francisco is founded on sand, the hills being outcrops of bedrock protruding above the dunes. The two principal knids of bedrock underlying the sand are chert, a by-product of volcanic activity, and sandstone. These comprise the Franciscan formation, layers of rock which extend for hundreds of miles along the California and Oregon coasts. The formation, first discovered in San Francisco, extends to depths of 10,000 to 50,000 feet.

Surface deposits over the Franciscan formation include dune sand, Bay mud and clay, slope debris and river fill, beach deposits, alluvium deposited by rivers, landslide deposits, and artificial fill. Although the surface deposits are nowhere near the immensity of the Franciscan formation, they cover a majority of the land area. There are large deposits of sand in the Sunset, Lake Merced, Lobos Creek, and Downtown areas, while a portion of the east side of the City is fill over Bay mud. In general, the surface materials are easily excavated, but may present other problems, such as settling.

San Francisco is in a seismically active area bounded by two major active faults: the San Andres to the west and the Hayward to the east. The most recent tremor causing significant damage in San Francisco occurred along the San Andreas fault in 1957. No active faults are known to exist within San Francisco. Inactive faults (that is, those faults which have had no movement in the last 10,000 years) have been identified: none of them is considered by geologists* to be capable of producing as large an earthquake as has occurred on the San Andreas fault, and none is expected to move in any foreseeable future earthquake.

In a future major earthquake, it is expected that the upper portions of the hills, that consist of bedrock with little or no soil cover, will undergo a lesser degree of shaking than the rest of the City. The zones between the outcropping portions of the hills and the man-made fill or deep soil areas will generally undergo intermediate levels of shaking.

*San Francisco Seismic Safety Investigation,
John A. Blume and Associates, San Francisco, 1974.

All areas where man-made fill rests upon soft Bay mud may be considered to possess a liquefaction** potential. Liquefaction often causes landslides and building settlement, but only during the actual shaking. Areas underlain by dune sand, where the water table is relatively close to the ground surface, also have liquefaction potential. The subsidence hazard area is predominantly restricted to districts of "made" land reclaimed by filling shallow water and marsh areas. In general, this comprises those low-lying filled areas in the eastern portion of the City in which the fill either is known to have subsided in the past or may subside because of underlying compressible Bay muds.

B. Topography

The City is located on a collection of hills comprising part of the coastal range, and is surrounded on three sides by salt water. The streets slope toward the water on the west and north and toward a flat coastal strip along the east side of the business district. San Francisco's major summits are in effect islands in a sea of sand. The sand was blown by the sea wind, which forced it around rocky obstacles and up the seaward side of the higher hills. The highest sand dune is located at an elevation of over 600 feet, on the northsouth ridge known as Golden Gate Heights. This dune covers bedrock of Franciscan chert.

The northwestern shoreline of the City is distinguished by steep headlands rising to 300 feet. The cliffs were created by the Ocean which gouged out the soil, sand and rocks. In contrast, most of the northeastern shoreline is man-made, the original Bay mud having been reclaimed with about 3,700 acres of fill.

C. Climate and Air Quality

San Francisco is a city with cool summers and mild winters. The climate results from its location on both the Pacific Ocean and the southern shore of the Golden Gate. Sea fogs, and the low cloudiness associated with them, as well as the climatic differences that exist within the City, depending on the hills and the geographical relationship to Ocean and Bay, are characteristic of San Francisco.

**Liquefaction is earthquake-induced transformation of a stable granular material, such as soil, into a fluidlike state, similar to quicksand.

The San Francisco Bay Area and associated valleys constitute a coastal climatic zone which is broken into subparts as a result of wind climatology. Low hills, the influence of the large water areas, and a large influx of maritime air determine the wind patterns in the area.

Northwest winds occur 12 percent to 39 percent of the time in San Francisco. Northwesterly and westerly winds are the most frequent and strongest winds at all seasons. Wind frequencies and speeds are lower in spring, fall and winter. West winds occur between 15 percent and 40 percent of the time, depending on the season, strength and frequency being greatest in summer. South winds are infrequent except during winter storms, when moderate to strong wind is often combined with rain.

The Bay area has one of the more serious air quality problems in the nation. These problems are principally those of oxidants and carbon monoxide, and are caused predominantly by vehicular emissions. San Francisco, however, has relatively pure air, since prevailing winds carry the City's emissions to other parts of the Bay area.

D. Housing Characteristics

The distribution of housing in San Francisco is indicated in Exhibit VI. In recent years there has been extensive study of San Francisco's community development needs.* Nearly one-third (31%) of the City's households are lower income, living in inadequate conditions, and 74% of these are in the very low income** category. Elderly households are more disadvantaged, with 34% of the total elderly households being lower income and living in inadequate conditions.

Sixty percent of San Francisco's housing stock was built prior to 1930, and of this percentage, the majority was built between 1900 and 1920. Some of these buildings particularly in the older central districts, fall into the category of "Pre-Code, Type C buildings", which can generally be defined as those buildings constructed prior to 1948

*Among the Department of City Planning documents on housing are: San Francisco Summary and Analysis, 1970; South Bayshore 1970 Census: Population and Housing Summary and Analysis 1972; and Mission 1970 Census; Population and Housing - Supplement Summary and Analysis, 1972.

**The 1974 median family income for San Francisco has been established by HUD at \$15,536. A lower-income household is a household whose income does not exceed 80% of this, or \$12,450. Households with incomes not exceeding 50%, or \$7,750, of the median family income are classified as very low income households.

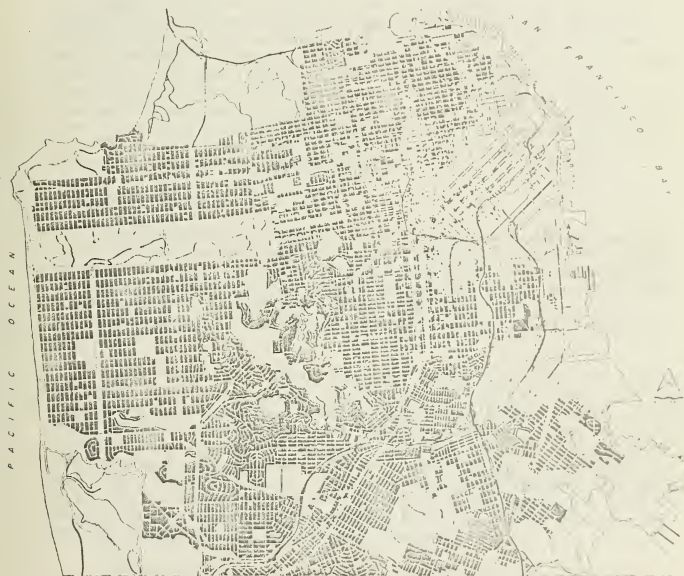


EXHIBIT VI

LAND USED FOR RESIDENCE

PREPARED BY THE SAN FRANCISCO DEPARTMENT OF CITY PLANNING

San Francisco also has a substantial number of public housing units which provide homes for many low-income families. Of the total 7,134 public housing units in San Francisco, approximately 50%, or 3,500, have fallen into disrepair and are now in need of major rehabilitation.

The City's vacancy rate is an indicator of housing demand. The 1973 Vacancy Survey found the City rate to 2.6%. Experts agree that a vacancy rate of 4-6% is the most desirable level. The 1973 vacancy rate is nearly identical to the one found in 1969 and is indicative of a continuing tight housing market. The low- to moderate-income rental family units have an even lower vacancy rate, less than one percent. Alleviation of this problem is difficult in San Francisco, which is largely built up and where there are few vacant lots.

E. Transportation

San Francisco's trafficways system consists primarily of a surface street network, some parts of which are taxed to accommodate the needs of the City's resident population of approximately 700,000 persons and the more than 300,000 commuters and visitors who enter the City daily. Most arterial radiate from the downtown area to other parts of the City.

Mass transit is provided by the San Francisco Municipal Railway (Muni) on a basic system of 62 routes. The fleet of streetcars, cablecars, trolley buses and motor coaches carries over 475,000 passengers on a typical weekday. The relatively dense transit coverage provided by the Muni is a result of the physical compactness and the high population density of the City. The routes are strongly oriented toward the downtown area, with 82.5% of the total mileage operated, and 87.6% of the aggregate passenger revenue, accounted for by the 34 routes which enter the downtown area.

The Planning Commission of the City of San Francisco has adopted a Transit Preferential Street Program designed to assign priority to public transportation on many of the major arterials serving as connecting links between residential neighborhoods and downtown.

F. Animals and Plants

No endangered species of animals are found in San Francisco.* Remnants of the native, small animal community

*At the Crossroads 1974: A report on California's Endangered and Rare Fish and Wildlife, California Resources Agency, January 1974.



SPECIAL GEOLOGIC STUDY AREAS

CHAPTER FOUR. THE ENVIRONMENTAL IMPACT OF THE PROPOSED ACTION

A. Displacement of Households

There are two basic types of displacement that may occur as a result of the Community Development Program. The first is displacement due to the acquisition of private property by government action. The other type of displacement occurs as a result of rent increases originating from rehabilitation programs conducted in designated areas of the City. In some cases, rehabilitation may be of such a nature as to cause temporary displacement while construction is taking place.

It is estimated that approximately 650 households would be displaced due to action resulting from the proposed projects during 1975. Most of the proposed housing programs have just begun or have not started. About 26 percent of the displacement would be caused by substantial rehabilitation or rent increases in three uncompleted FACE areas (Alamo Square, Duboce Triangle and Bernal Heights) and in two RAP areas (Upper Ashbury and Inner Richmond). Another 74 percent would be caused by activities in Model Cities and redevelopment areas.

For the calendar year 1976, it is projected that 824 households would be displaced. Among them, 671 households would be in the redevelopment areas; 6 households in the Mission Model Neighborhood, 88 households in the three outstanding FACE areas, 54 in the Inner Richmond and Upper Ashbury RAP areas, and possibly 5 in the new RAP area(s) to be designated.

TABLE IV

ESTIMATES OF HOUSEHOLDS TO BE DISPLACED - 1975

| SOURCES OF DISPLACEMENT | NUMBER OF HOUSEHOLDS | | | | | |
|-------------------------------|-----------------------------|----------|-------|----------------------------------|----------|-------|
| | TOTAL HOUSEHOLDS | | | BLACK HOUSEHOLDS | | |
| | Large Families ¹ | | Other | Large Families | | Other |
| A. REDEVELOPMENT/MODEL CITIES | Total | Families | | Total | Families | |
| Total | 486 ² | 46 | 440 | 210 | 43 | 167 |
| Elderly | 36 | 0 | 10 | 10 | 0 | 10 |
| Non-Elderly | 450 | 46 | 404 | 200 | 43 | 157 |
| | LATIN HOUSEHOLDS | | | ASIAN HOUSEHOLDS | | |
| Total | 3 | 1 | 2 | 75 | 1 | 74 |
| Elderly | 0 | 0 | 0 | 5 | 0 | 5 |
| Non-Elderly | 3 | 1 | 2 | 70 | 1 | 69 |
| B. FACE/RAP | FACE | | | RAP | | |
| | (Areas #5,6,7) | | | (Upper Ashbury & Inner Richmond) | | |
| Total | TOTAL | | | TOTAL | | |
| | 170 | | | 144 ³ | | |
| Families | 93 | | | 86 | | |
| Individuals | 77 | | | 58 | | |

¹Large families were defined as having five or more members.

²Only 6 of the 486 relocation cases are under the Model Cities Program.

³144 represents the total of the remaining relocation cases in the three FACE areas.

Sources: San Francisco Redevelopment Agency, Model Cities Agency and FACE Office, Bureau of Building Inspection.

TABLE V

ESTIMATES OF HOUSEHOLDS TO BE DISPLACED - 1976

| SOURCES OF DISPLACEMENT | NUMBER OF HOUSEHOLDS | | | | | |
|--------------------------------------|-------------------------|-----------------------|-----|---|----------|-------|
| | TOTAL HOUSEHOLDS | | | BLACK HOUSEHOLDS | | |
| | Large | | | Large | | |
| | Total | Families | | Total | Families | Other |
| A. <u>REDEVELOPMENT/MODEL CITIES</u> | | | | | | |
| Total | 677 ¹ | 90 | 587 | 386 | 62 | 324 |
| Elderly | 151 | 13 | 138 | 78 | 13 | 65 |
| Non- | | | | | | |
| Elderly | 526 | 77 | 449 | 308 | 49 | 259 |
| | <u>LATIN HOUSEHOLDS</u> | | | <u>ASIAN HOUSEHOLDS</u> | | |
| Total | 34 | 11 | 23 | 67 | 5 | 62 |
| Elderly | 2 | 0 | 2 | 11 | 0 | 11 |
| Non- | | | | | | |
| Elderly | 32 | 11 | 21 | 56 | 5 | 51 |
| B. <u>FACE/RAP</u> | <u>FACE</u> | | | <u>RAP</u> | | |
| | | | | (Upper Ashbury, Inner Richmond & New Area(s)) | | |
| | <u>TOTAL</u> | <u>(Areas #5,6,7)</u> | | <u>593</u> | | |
| Total | 147 | 884 | | | | |
| Families | 88 | 48 | | 40 | | |
| Individuals | 59 | 40 | | 19 | | |

¹Only 6 of the 677 relocation cases are under the Model Cities Program.

²88 represents the total of the remaining relocation cases in the three FACE areas.

³Five of the total 59 cases represent displacement anticipated from the new RAP area(s) to be designated.

Sources: San Francisco Redevelopment Agency; Model Cities Agency; FACE Office, Bureau of Building Inspection.

Community development funds would be expected to maintain and improve the quality and diversity of San Francisco's residential communities by (1) rehabilitating deteriorated structures when possible, instead of demolishing them and reconstructing new ones; (2) scattering small site developments throughout the City, instead of large redevelopment projects; and (3) adding special amenities to neighborhoods, such as street tree planting and neighborhood centers.

Scattered sites also would become a deterrent to any migration, since the selection of these sites is slow and would be absorbed by the existing demand already present in the City. Moreover, low-income families are more likely not to migrate from other Bay Area cities to San Francisco due to the decline of blue collar jobs, and the high cost of living present in the City.

B. Socio-Economic Impacts

By providing special amenities to neighborhoods, in conjunction with extensive rehabilitation projects, the Community Development Program would be expected to arrest deterioration in high-need neighborhoods and to impede deterioration in more affluent ones. The greatest impact of the Community Development funds would result from the emphasis on low and moderate income neighborhoods. It is in these areas that much of the rehabilitation is needed, together with special neighborhood projects to improve the living environment of low and moderate income persons.

Improvement in neighborhood amenities may affect the patterns of location of higher income individuals and families. Location decisions of lower income persons and families will be influenced by the availability of housing assistance. Continuation of existing large redevelopment projects, such as the Yerba Buena Center, will influence location decisions. Some changes in population distribution within the City may be expected as a result of the various proposed projects.

A persistently tight housing market, combined with inflation of construction and land costs, have resulted in a diminishing supply of low and moderate income housing, particularly for families. In addition, much of the subsidized housing which has been built in recent years has reinforced existing economically segregated housing patterns; consequently, housing choice has not been significantly expanded for some income groups. With efforts to seek scattered sites for the construction of low and moderate income housing, greater racial and economic integration of San Francisco's population can be attained.

Rehabilitation and new construction under the proposed programs will provide needed jobs for the construction industry. San Francisco unemployment in this sector is presently at 11.4 percent.*

The India Basin Project, a special use district, could encourage and improve economic development in the City by providing jobs during and after construction. Its eventual effect upon San Francisco could be indirectly illustrated through greater individual home improvement resulting from increased family income.

C. Temporary Construction Impacts

Construction associated impacts include those impacts affecting air, noise, and aesthetics.

Air quality would be affected locally by construction activities, since air pollutants such as dust, smoke, and exhaust fumes (carbon monoxide, etc.) are generated by earth-moving operations and engine exhausts. The generation of dust, coupled with the occurrence of breezes in construction areas, could have an adverse effect on nearby residences.

Construction associated with rehabilitation does not involve noisy, heavy construction equipment, such as pile-drivers, jack hammers or tractors. Electric saws can be expected to produce 72 to 81 dB(A)** which is comparable to the noise of a bus or a power lawn mower at 50 feet outdoors. Building walls of any type will produce some noise attenuation. New construction will produce more noise than rehabilitation. All construction will be subject to the City Noise Ordinance and Comprehensive Plan considerations, as discussed in Chapter VI.

There are special areas of the City where, no matter how minimal, construction activities could lessen San Francisco aesthetic appeal to visitors and residents alike. However, those areas are not expected to be involved in construction related to this grant application.

*August 1975. Telephone conversation with California State Employment Development Department, Employment Data and Research Section.

**See discussion of noise units in Chapter VI.

D. Water

Due to the lack of adequate plumbing in many of the units slated to be rehabilitated, the present households may well use less than the San Francisco average of approximately 140 gallons of water per capita per day. Installation of adequate plumbing would bring these households closer to this average; however, lack of means to acquire washing machines and dishwashers would probably still leave them below the citywide average.

Assuming one person in each of the 200 proposed units for elderly persons, and three persons in the 3570 family units*, and using the same 140-gallon per capita figure, the proposed units of new construction should result in an increased consumption of water of 500,000 gallons per day, or 0.4 million gallons per day (mgd). This is less than 0.2% of the 225 mgd delivered by the San Francisco Water Department on an average day.

E. Sewage

The people, businesses and industries in this City generate more than 125 mgd of wastewater each day. During dry periods, all wastewater is collected and treated at three separate Water Pollution Control Plants: Richmond-Sunset in the western side of the City, North Point in the northeast, and Southeast in the southeast. During most rainy periods, the 125 mgd combined design capacity of these three plants is exceeded, resulting in untreated wastewater being discharged at 41 overflow structures located around the periphery of the City. During rainstorms the treatment plants remove about 50% of pollutants, leaving large quantities of bacteria, grease, and untreated human wastes to be discharged along the shoreline. These overflows, which occur approximately 80 times per year, are responsible for adverse water quality conditions, which render the beach areas of the City unfit for human water contact activities during most of the winter months. This problem must be alleviated in order to meet requirements of the Regional Water Quality Control Board and the Clean Water Act (Public Law 92-500).

*The same population assumptions are used in subsequent calculations in this chapter.

The City has completed a Wastewater Master Plan to expand treatment facilities which, when completed, will limit storm overflow to approximately eight occurrences a year. However, this project is expected to require 20 years to complete.

The projects in this proposal are not expected to draw a significant number of new residents to the City, but rather to supply new or improved housing for existing residents; therefore, the increase in sewage production will be only that associated with the availability of more adequate plumbing facilities. Assuming the extreme case of all new San Francisco residents in the new housing, and assuming approximate equivalence of daily domestic water consumption and sewage production, 0.2 mgd of additional sewage would be produced. This represents 0.2% of the current average City dry weather flow of 100 mgd. No major sewage line changes are anticipated as a result of the proposed projects.*

F. Energy Impacts

Assistance in the construction of approximately 2110 family units is proposed in the grant application. Using data on typical energy consumption patterns** it is possible to arrive at an estimate of the energy requirements of the proposed housing.

In determining the electrical requirements, the following assumptions have been made:

- (1) a one-bedroom, high-rise apartment with electric cooking would consume 200 kwh/mo.;
- (2) a three-bedroom apartment with gas cooking would consume 200 kwh/mo.;
- (3) a three-bedroom apartment with electrical cooking would consume 335 kwh/mo.;

*Conversation with Herman Alcalde, San Francisco Department of Public Works, January 1975.

- (4) an apartment would consume 85 kwh/mo. in building operation for elevators, etc.

On the basis of these assumptions, the 2110 units would consume approximately 800,000 to 1,000,000 kwh/mo. of electricity. Peak residential electrical demand is expected to occur in the 5 to 10 P.M. period year-round, and minimum demand in the early hours of the morning year-round.

In determining the natural gas requirements of the project year-round, the following assumptions have been made:

- (1) a one-bedroom, high-rise apartment would consume 75×10^5 BTU*/mo. of natural gas for domestic hot water and heating;
- (2) a three-bedroom apartment would consume 100×10^5 BTU/mo.

On the basis of these assumptions, the 2110 units would consume approximately 211×10^8 BTU/mo. of natural gas.

The residential estimate of 285 to 310 kwh/mo/apartment is of the same order of magnitude as the average San Francisco residential electrical consumption, which was 275 kwh/mo. in 1972.** The residential estimate of an average of 80×10^5 BTU/mo. of natural gas is a little lower than the 1972 San Francisco average of 100×10^5 BTU/mo.** because the latter figure includes single-family residences which take more BTU/square foot to heat than do apartments. Space heating is the largest single component of residential natural gas consumption, so that peak consumption occurs in cold weather. The coldest time of year in San Francisco is December through February.

*BTU: Abbreviation for British Thermal Unit. The quantity of heat required to raise one pound of water one degree Fahrenheit.

**Pacific Gas and Electric Company File #904, Residential Use Per Customer, Electric and Gas.

As new building standards designed to effect energy conservation are now under consideration*, these estimates should be considered as conservative.

Energy will also be consumed in the construction phase of the proposed projects.

G. Solid Waste

The increased generation of solid wastes would result from the additional residences, and the demolition, construction and rehabilitation activities. The proposed projects are not expected to create immigration into the City; as a result, there should not be a change in the quantity of solid waste due to such migration.

For purposes of estimating maximum possible solid waste production, assuming 2.5 pounds of solid waste per person, per day**, and approximately 3570 people, in solid waste production would be 8930 pounds daily, or approximately nine percent of the 2000 tons produced daily by the City as a whole.

Solid waste production resulting from demolition, construction and rehabilitation cannot be estimated in the absence of specific information on site, buildings and designs.

All solid wastes generated will be disposed of at the landfill site in Mountain View, Santa Clara County. At present the available 544 acres scheduled for fill, which may be expanded by 150 acres, disposes of 600,000 tons of solid waste yearly, and all but 60,000 tons of this total belongs to solid waste generated in San Francisco. At this rate, the Mountain View facility is expected to be operative for 8 years (1975-1983), accommodating 4,800,000 tons of land fill.

*Recommendations under development by the National Bureau of Standards and the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), and proposed standards of the State Energy Resources Conservation and Development Commission.

**Solid Waste Generation Factors in California, Technical Information Series, Bulletin No. 2, California Solid Waste Management Board, 8 July 1974.

All solid wastes generated will be disposed of at the landfill site in Mountain View, Santa Clara County. At present the available 544 acres scheduled for fill, which may be expanded by 150 acres, disposes of 600,000 tons of solid waste yearly, and all but 60,000 tons of this total belongs to solid waste generated in San Francisco. At this rate, the Mountain View facility is expected to be operative for 8 years (1975-1983), accommodating 4,800,000 tons of land fill.

H. Open Space Considerations

Proposed park improvements would implement the policy of the Recreation and Open Space Element of the Comprehensive Plan which states that "All public open space and recreation facilities should be adequately maintained and staffed to that they can meet standards which ensure maximum use."

Rehabilitation efforts would not change available open space, except where rooms are added to homes in such a fashion as to encroach on existing setbacks or back yards. Any new construction on sites which have not been previously built upon would decrease available open space. The paucity of buildable but unbuilt lots in San Francisco suggests that most new construction would be preceded by demolition of existing buildings.

New construction would be designed in conformity with the Recreation and Open Space Element policy to "Require usable outdoor open space in new residential development," and would be governed by the following design guidelines:

- 1) All family units should have a minimum of 200 square feet of private usable open space in balconies, terraces, or on-grade patios.
- 2) Open space should be provided for passive/active recreation, designed to serve the age groups of users, and, where appropriate, be visually contiguous to permit observation or supervision.
- 3) Large visible roof areas should be landscaped or architecturally treated, and, where appropriate, utilized for usable open space.

Implementation of these guidelines would be expected to increase the available private open space.

I. Transportation Impacts

Insofar as the proposed projects result in changes in population distribution within San Francisco, areas which increase in population density would experience increases in automobile traffic, parking demand and utilization of public transit service, while areas which decrease in population density would experience corresponding decreases. The larger the project the greater the local traffic and parking impact.

Protected Residential Area programs to divert traffic from residential areas decrease traffic noise, pollution and hazard impacts in the affected neighborhoods, but may cause increased impacts of similar magnitude in the areas to which traffic has been diverted. However, any diverted traffic would be planned so as not to result in degradation of other residential streets through congestion or excessive traffic, nor to require development of further traffic-carrying capacity or other streets. Additionally, these programs would not limit access of vehicles for police and fire protection or other emergency purposes.

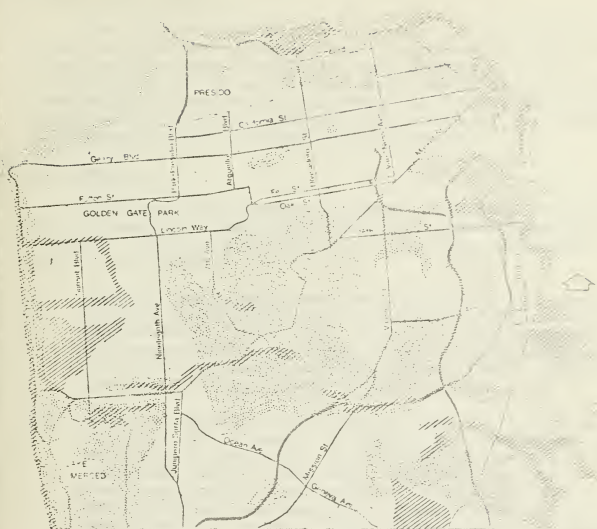
When completed, India Basin will add to traffic concerns in the area, particularly to truck traffic in the area. India Basin could possibly generate employment, but such special use districts add to environmental discomforts, specifically, air pollution and noise.

Street closures involved in on-going major redevelopment projects will affect vehicular circulation patterns.

J. Seismic Impacts

Any development resulting in increased population densities in those areas are mapped in the Blume Report* where liquefaction, subsidence, landslide, etc., hazards exist, would subject an increased number of persons to such hazards. All projects are subjected to individual environmental review, however, which would include separate seismic study for each proposed project. illustrate these areas in the City.

*San Francisco Seismic Safety Investigation prepared by John A. Blume and Associates, Engineers, June 1974.



 Potential Ground Failure Hazards
 Potential Inundation Hazards

SPECIAL GEOLOGIC STUDY AREAS

K. Plants and Animals

The urban nature of San Francisco is the dominant ecological factor governing the occurrence of animal and plant associations, except in rare islands of native vegetation. Re-use or further development of sites that have already been built upon would not affect the biotic balance in the City. Measures to protect native endangered plant species are discussed in Chapter VI.

L. Air Quality

Community Development projects could have an impact on air quality. Basically, this is in three areas of concern: construction operations; building emissions; and vehicle emissions.

- (1) Construction operations associated with the proposed project would result in an increase in the level of particulates (sand, dust, etc.,) in the atmosphere. New construction and major rehabilitation efforts, such as India Basin and RAP, respectively, would be particularly applicable to this concern.
- (2) Building emissions will depend upon the amount of construction; however, if buildings are brought up to Code, it could take less energy to heat the buildings, which would mean a decline in fossil fuel consumption. New projects like India Basin could require more energy to operate since it is a new industrial center. This could lead to greater consumption of fossil fuel, and subsequently, more pollutants in the air.
- (3) Vehicle Emissions. Pollutants in the form of particulates, carbon monoxide, nitrogen oxides, hydrocarbons, and sulfur dioxide would increase due to rehabilitation and new construction. When completed, India Basin would increase traffic, particularly truck traffic, in the area resulting in more pollutants in the air.

CHAPTER V. ANY ENVIRONMENTAL EFFECTS
WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

New housing cannot be built in a highly developed urban area without displacement of people living in the present buildings. Improvement of substandard housing and creation of new housing alters life-style, and results in increased demands upon utilities. If these are considered to be desirable changes in the human environment, then the adverse impacts of relocation and increased demands upon public and private utilities are unavoidable. Mitigation of these impacts is discussed in the next chapter.

CHAPTER SIX. MITIGATION MEASURES PROPOSED TO MINIMIZE THE IMPACT

A. Mitigation of Displacement Impacts

For relocation that results from displacement due to federally funded programs, the policy and amount of benefits provided for relocation is determined by federal requirements under the Uniform Relocation Act of 1970. The passage of the Housing and Community Development Act of 1974, and proposed new guidelines under the Uniform Relocation Act, are creating changes in federal relocation policies. In general, the changes tend to limit the grounds for eligibility and the extent of benefits that local governments are required to provide in federally funded projects.

There are two basic kinds of displacement that occur in the Community Development Program. The first is displacement due to the acquisition of private property by a public agency using Community Development block grant funds, such as land acquisition in urban renewal projects. In this type of displacement, relocation benefits are mandated by the Housing and Community Development Act, and the criteria and requirements of the Uniform Relocation Assistance Act apply. Payments would be provided for moving expenses, assistance to homeowners in buying a replacement dwelling, assistance to tenants to help purchase or rent a replacement dwelling, and assistance to displaced businesses. See Appendix II for further information on eligibility and benefits. Displacees would be given preference in occupancy of new housing.

The other type of displacement occurs as a result of owners rehabilitating their property as a direct result of a project financed with Community Development block grant funds. In such cases no public acquisition is involved. An example of this kind of activity is concentrated code enforcement. The new federal requirements under the Housing and Community Development Act do not include relocation benefits for this type of displacement, but leave it a matter of local policy. It is the City's policy to provide equitable treatment to all families and individuals. Assistance would be based on an assessment of actual need, defined as having to pay more than 25 percent of income for housing as a result of displacement, and having income at or below 120 percent of the San Francisco median income, as defined by HUD.

It is the City's policy to provide to the fullest extent feasible temporary relocation resources within a project area where the existing residents express a desire to remain within the area. Such temporary relocation housing will permit

displacees to continue to reside within the project area while permanent new or rehabilitated housing is being provided. Under local policy, payments would be provided for replacement housing, moving costs, relocation services and counseling and incidental dislocation expenses.

B. Visual Mitigation Measures

Design Guidelines, prepared by the Department of City Planning, would mitigate the visual impact of projects funded by this proposal. These Guidelines include the following provisions:

1. Overall location and form of buildings should relate in scale and configuration to the site and the surrounding area in a complementary fashion. On hillside sites, step-down building forms may be required to relate properly to the site. In projects exceeding the prevailing height or size of nearby development, special efforts should be made to relate the scale of the new project to the existing environment.
2. Family housing units should be close to grade, unless there is no practical alternative (maximum 4 stories), with visibility of play areas.
3. Elderly housing units may be in high-rise towers.
4. Where corner sites are developed, generally, definition of the corner should be maintained through the use of major building elements at the corner.
5. Large blank walls should not occur at the pedestrian level.
6. Street facades should be designed in a manner to complement the adjacent street facades and to enhance the positive characteristics of those streets' frontages. Facades should incorporate a scale and use of materials that will increase the level of pedestrian interest and use of the street.
7. Buildings should relate to the abutting streets through the provision of major pedestrian entrances from them, and to individual units where appropriate.
8. When commercial or community facilities are provided, they should be at ground level; commercial facilities, and community facilities, where appropriate, should be available to other than residents of the project.

9. In projects with two or more high-rise towers, there should be significant horizontal separation and variation in height of the tower forms and special efforts should be made to assure the privacy of residents in adjacent towers.
10. Varying building setbacks and roofs and bay windows should be used in the design of units in order to achieve a scale and character typical of San Francisco.
11. Larger projects should incorporate several building materials, colors, and building forms with the objectives of blending with existing development and avoidance of creation of a monumental "strong, unified" architectural statement.
12. Colors of materials, especially of highly visible structures, should be generally light in tone.
13. Open space should be provided for passive/active recreation, designed to serve the age groups of users, and, where appropriate, be visually contiguous to permit observation or supervision.
14. Major existing landscaping on a site should be retained wherever feasible.
15. Large visible roof areas should be landscaped or architecturally treated, and, where appropriated, utilized for usable open space.
16. The site should be landscaped, including street trees, according to a plan approved by the Department of City Planning.
17. All temporary and permanent signs should be approved by the Department of City Planning.

C. Mitigation of Sewage Production Impacts

The present wet weather sewage overflow problem will be alleviated by implementation of the Wastewater Master Plan.* Full implementation of this program will take approximately 20 years. Construction of Implementation Program I under this Plan, the North Point Transport Project, is slated to begin in early 1976. Land acquisition for Implementation Program II, Expansion of the Southeast Sewage Treatment Plan, should be completed in 1977, and this construction will begin

*For further information see the EIR/S for the San Francisco Wastewater Master Plan, San Francisco Department of City Planning, May 1974.

in 1977 if acquisition is completed on schedule. Design and timing of elements of the Master Plan will not be influenced by the proposed grant program.

D. Mitigation of Impacts on Archeological and Historical Sites

The City of San Francisco contains sites listed on the National Register of Historic Places as well as State and locally designated Landmarks. No sites are known where pre-Historic Era (pre-1542) findings are expected.*

All new construction will be covered by the requirement that should anything of potential archeological or historical import be found on the site, the contractor will be bound legally by its contract to stop construction to permit professional evaluation of the find.

In the proposed rehabilitation programs, preference will be given to rehabilitation projects for buildings of notable design or value to the community, such as buildings listed in Here Today,** where rehabilitation will maintain the existing character of the building(s). On sites where existing buildings of notable design or value to the community exist, every effort would be made to retain these structures in the design of the project as housing, commercial or community uses.

All Demolition Permits and remodeling are normally checked by Department of City Planning staff. Cases of potential historical interest are referred to the Office of Environmental Review, as they are subject to Environmental Evaluation under Chapter 31 of the San Francisco Administrative Code. Should any property or site proposed for development under a specific program proposed to be funded by this grant be on the National Register, or eligible for inclusion in the National Register,** the Criteria of Effect**** will be applied in consultation with the State Historic Preservation Officer and the Landmarks Preservation Advisory Board.

*The California History Plan, Vol. 2 - Inventory of Historic Features, California Department of Parks and Recreation, August, 1973.

**Here Today: San Francisco's Architectural Heritage, prepared by the Junior League of San Francisco, Chronical Books, San Francisco, 1968.

***Eligibility would be established according to the criteria set forth in Section 800.10 of the Procedures for the Protection of Historic and Cultural Properties, pursuant to the National Historic Preservation Act of 1966.

****Section 800.8, and other related sections of the above Procedures.

E. Mitigation of Energy Consumption

Emphasis on rehabilitation wherever possible, rather than new construction, will reduce the construction-related energy consumption. As a result of the greater availability of adequate housing sites all over the City, the rehabilitation policy may also increase the number of persons living in reasonable proximity to their places of work, and hence decrease energy consumption in transportation. Creation of community service centers will similarly reduce the distance traveled from home to sites of necessary services. Improvements in building insulation for projects under the RAP program will reduce energy requirements for heating and cooling.

All projects, particularly India Basin, would be designed to utilize this energy conservation measures, such as the proposed standards of the State Energy Resources Conservation and Development Commission,^{1/} and the American Society of Heating Refrigeration and Air Conditioning Engineers' proposed 90P "Energy Conservation in New Building Design" standards, that are available at reasonable cost and are appropriate for the different community development projects.

F. Noise Mitigation

Construction-generated noise will be limited by the San Francisco Noise Ordinance. This ordinance also regulates permissible noise generation by waste disposal services, motor vehicles off the public streets, stationary machinery or equipment, powered model vehicles, and noise from adjacent units of multiple-family residential buildings.

California noise insulation standards, which were incorporated into Title 25, Chapter 1, of the California Administrative Code, 22 August 1974, apply to new apartment houses and dwellings other than detached, one-family dwellings. These standards provide that exterior noise shall not result in interior noise levels that exceed an annual Community Noise

^{1/} Proposed for addition to Title 24, Building Standards for New Non-residential Buildings.

Equivalent Level (CNEL)* of 45 decibels* with all doors and windows closed. The specification of the annual CNEL is an attempt to account for seasonal variations in outdoor conditions that would significantly affect noise levels. CNEL values are usually substantially the same as Ldn* values. Whenever a structure is proposed to be within an exterior annual CNEL zone of 60 decibels, as established by the Noise Transportation Element of the San Francisco Comprehensive Plan, an accoustical analysis report must be submitted showing how the 45 CNEL interior noise standard will be achieved.

Through its project review function, the Department of City Planning can suggest design changes in proposed developments to achieve noise objectives. Thoughtful placement of structures on building sites so as to minimize noise impact may include such measures as deep setbacks, orienting the narrow dimension toward the noise, taking advantage of the shielding effect of other buildings, and erecting earth or masonry barriers on the site. Room layouts that place those functions least disrupted by noise closest to the noise may be just as effective as an insulated wall or a wall with no openings.

In addition, the CPC can implement the Transportation Noise Element to promote land uses that are compatible with various transportation noise levels. This would be accomplished by (1) discouraging a new use in areas where the noise levels exceed the noise compatibility guidelines for that use; (2) considering the relocation to more appropriate areas of those land uses which need more quiet, and which cannot be effectively insulated from noise in the present location, as well as those land uses which are noisy and are presently in noise sensitive areas; and (3) locate new noise generating developments so that the noise impact is reduced. Depending on the uses located in India Basin, the project is consistent with these environmental goals.

***Definition of noise terms:**

- Decibel: A physical logarithmic unit of loudness. Sound waves (dB) traveling outward from the source exert a force known as the sound pressure level (commonly called sound level), measured in decibels.
- dB(A) Decibel corrected for the variation in frequency response to the typical human ear at commonly encountered noise levels.
- Ldn A noise measurement based on human reaction to the cumulative exposure to noise over a 24-hour period and taking into account the greater annoyance value of nighttime noises.
- CNEL Community Noise Equivalent Level; similar to Ldn, but takes into account seasonal variations in outdoor conditions that would significantly affect noise levels.

HUD Circular 1390.2 (4 August 1971, as amended 1 September 1971) provides for the noise standards indicated in Table V.

It is not possible to interconvert the City and the HUD standards to establish a comparison. Because of the diversity of noise standards adopted by various state and federal agencies, San Francisco is establishing instrumental-computer capability to make on-site noise measurements convertible into any measure of ambient noise, for the purpose of establishing compliance with all relevant standards.*

TABLE VI

EXTERNAL NOISE EXPOSURE STANDARDS
FOR NEW CONSTRUCTION SITES

| GENERAL EXTERNAL EXPOSURES IN dB(A) | |
|--|--|
| UNACCEPTABLE | |
| Exceeds 80 dB(A) 60 minutes per 24 hours | |
| Exceeds 75 dB(A) 8 hours per 24 hours | |
| (Exceptions are strongly discouraged and require an environmental impact statement.) | |
| DISCRETIONARY -- NORMALLY UNACCEPTABLE | |
| Exceeds 65 dB(A) 8 hours per 24 hours | |
| Loud repetitive sounds on site (Approvals require noise attenuation measures.) | |
| DISCRETIONARY -- NORMALLY UNACCEPTABLE | |
| Does not exceed 65 dB(A) more than 8 hours per 24 hours | |
| ACCEPTABLE | |
| Does not exceed 45 dB(A) more than 30 minutes per 24 hours | |

*Conversation with Cormac J. Brady, Department of Public Works,
18 January 1975.

G. Seismic Considerations

Proximity to the San Andreas fault, and a history of major earthquakes, have made San Francisco earthquake conscious. All construction and remodeling is subject to the policies of the Community Safety Element of the Comprehensive Plan, as adopted by the City Planning Commission on September 12, 1974. New construction is subject to the following policy:

"Require geologic or soil engineering site investigations, and compensating structural design based on findings, for all new structures in special geologic study areas."

Increased concentrations of people in areas of potential geologic hazards increase the possibility of injury or loss of life. Special evaluations must be made to determine the appropriateness for expansion of existing uses in the Special Geologic Study Areas. Only if determination is made that adequate safety, consistent with the levels of acceptable risk, can be assured should expansion be allowed."

This policy is largely implemented the Department of City Planning in the course of environmental review under CEQA. The Special Geologic Study Areas include all areas of San Francisco in which one or more potential geologic hazards exist, Exhibit Potential land movement hazards, potential inundation hazards, or both, may be presented for any site within these areas. The Department of City Planning requires the project sponsor to submit a commitment to a site-specific soils reports, and a commitment that the specific foundation recommendations resulting from such soils report would be followed.

Remodeling activities, including those under RAP programs, are subject to the following mitigating policies of the Community Safety Element:

1. "Initiate orderly abatement of hazards from existing buildings and structures. Existing hazardous buildings and structures represent a threat to the lives and safety of the community that should not be continued. Actions should be taken to identify these structures, and abatement of the hazards should commence at the earliest possible time. Priority for identification and abatement of hazards should be given to (1) areas with high concentrations of potentially hazardous Pre-Code, Type C buildings; (2) areas with high population densities; and (3) those structures for which there is a critical community need."

2. "Preserve, consistent with life safety considerations, the architectural character of buildings and structures important to the unique visual image of San Francisco. The qualities that make San Francisco a special and unique city are many. One of those very important qualities is the style and design characteristics of the City's older buildings. Some of these date from the 1800's but most were built in the early 1900's. These buildings and structures, by present standards and knowledge of structural design, may present hazards to those who occupy them. It is important to eliminate life safety hazards that may be present in these older buildings, and it is equally important to retain those features of the design that significantly contribute to the special character of San Francisco."
3. "Preserve the architectural design character of buildings and structures subject to requirements for abatement of hazards to life safety. The abatement of hazards to life safety will affect, primarily, the older structures in the City. Often the hazards presented by the structures are from those architectural design elements -- parapets, cornices, and other ornamentation -- that give each their own special character. In cases where remedial work is required to abate hazards from structures important to the character of San Francisco, every effort should be made by the owner and the City to assure the preservation of the architectural design of the structure. This should be accomplished through reinforcing, replacing or redesigning in similar architectural style, those building elements which present a life safety hazard."

These policies are implemented by the Department of City Planning.

H. Transportation Considerations

The Design Guidelines for the proposed programs call for individual project locations which do not have adverse effects on traffic conditions. Projects will be subject to the policies of the Transportation Element of the Comprehensive Plan, as adopted by the City Planning Commission 27 April 1972.

A policy of this Element is: "Divert through automobile and truck traffic from residential neighborhoods onto major and secondary thoroughfares, and limit major thoroughfares to nonresidential streets wherever possible."

In implementation of this policy, the element states that: "to the greatest extent possible land use bordering major thoroughfares should not be primarily residential." Use of mass transportation would be encouraged by adherence to the policy of use of transportation improvements "as catalysts for desirable development."

Park improvements would be bound by the policy to: "Discourage nonrecreational and nonlocal travel in and around parks and along the shoreline recreation areas."

Design Guidelines for the proposed programs include the following provisions to mitigate creation of traffic or parking problems:

1. Open parking should be avoided.
2. Parking, open or in structures, should be visually screened from the street.
3. The street frontage of parking structures at ground level should not exceed 50% of the total street frontage(s) and all garages provided with doors.
4. Parking for family units should be individually accessible where possible.
5. Curb cuts for parking entrances should be minimized, and should not exceed 30% of the street frontage(s).
6. The need for visitor parking should be recognized in the layout of parking areas, including adjacent on-street areas.

I. Wind and Shadow Considerations

Location of building elements should not have an adverse effect upon shadow patterns or local wind conditions, according to the Design Guidelines. Should any new high-rise buildings be proposed as part of this program, they would normally be subject to a requirement for an EIR. A wind tunnel test, to determine the potential impact of such structure at the pedestrian level, would be required as part of the EIR. If adverse effects appeared probable, wind tunnel testing of design alternatives would then be required.

CHAPTER SEVEN. ALTERNATIVES TO THE PROPOSED PROJECT

A. Large Scale Redevelopment

Redevelopment on a large scale involves demolition of areas comprising a number of blocks, followed by construction of new buildings. New construction involves the commitment of a greater amount of non-renewable energy and material resources than does rehabilitation. Empty buildings waiting for demolition present fire hazards, attract vandals, and are often visual blights. Unless blight is universal, such plans may require demolition of basically sound structures.

Large concentrations of new, subsidized housing units are contrary to Comprehensive Plan policies, as stated in the Residence Element, which call for distribution of low-income housing throughout the City and for placement of the "highest priority on rehabilitation of residential areas." Such concentrations have a greater impact on the socio-economic characteristics of a neighborhood than do small developments of new housing. They may change the scale and character of a neighborhood, and disrupt the sense of historic continuity. In the absence of a high degree of attention to design parameters, large developments may be disturbing visually because of their architectural uniformity.

Large developments result in relocation impacts of corresponding scale. Persons living in such housing tend either to move to other marginal housing or to move out to areas of cheaper housing. Achievement of adequate living conditions for these families requires substantial relocation aid. With such aid, physically adequate conditions may be provided, but existing social relationships in communities cannot be maintained when large numbers of people must be relocated at once.

Large developments provide an opportunity for redesign of streets, the creation of pedestrian-oriented environments in high-density areas, the undergrounding of utilities, and provide an opportunity to exercise architectural controls. Costs per unit are decreased by economies of size in building construction but increase as a result of the costs associated with major utility disruption and street construction.

Generally, massive, architecturally uninteresting housing developments are the cheapest to build. The economy of such construction must be balanced against the impact of this type of housing on people's self-image and a common lack of interest in maintenance of buildings that are seen as substandard living quarters even when new. The total social costs of this type of housing, if there were any way of quantifying them, might well show that the more expensive, scattered, small-site approach to housing is the least expensive in the long run. Therefore, although it is essential to complete large-scale redevelopment projects currently underway, in order to correct the conditions of existing vacant land and structures, the emphasis of newly-initiated projects will be toward small-scale scattered construction or rehabilitation.

B. Projects Proposed But Not Included in this Proposal

Projects proposed by individuals and community groups which would be of benefit to the City were more numerous than could be funded with the available money. Those projects not selected for funding under this application fell into a number of classes. Some of the requests were not closely associated with other clearly identified community development related activities. The law requires this association. Others may have other funding sources available (federal, state and local) which must be sought. These funds should be looked to as the primary source to fund local socially-oriented projects. Still others may be funded in subsequent years of the program.

Acquisition of land for park use was not supported because the Recreation and Parks Department indicated to the Office of Community Development that available community development funds should first be used for improvement of existing playgrounds and parks. Proposition J funds should be used for park land acquisition before Title I funds are used for this purpose.

Transportation-related projects were not included because it was questionable whether they are eligible for funding under the Community Housing and Development Act, and it was felt that other sources of funding should be investigated.

Proposals for additional rehabilitation of housing were deferred pending the results of the City's rehabilitation studies, funded under the 1975 Community Development Program.

Proposals for funding or staffing of education and information projects were dropped because other sources of funding, such as the Department of Health, Education and Welfare, are potentially available.

C. The No Project Alternative

If the program is not implemented, some of the housing which is presently deteriorating will reach the point where it can no longer be rehabilitated, and will be lost to the housing market in a city with a very low vacancy rate as a result of a shortage in housing. Current economic trends suggest that there may be an increase in the number of households needing assistance in acquiring or maintaining adequate housing, as a result of the increasing unemployment rate and increasing costs of construction.

If no assistance is available to the households needing assistance, these people will continue to live in substandard housing which is unsafe and unhealthy to live in, or will move elsewhere to areas where housing is cheaper. A disproportionate number of affected persons will be low- or semi-skilled workers belonging to minority groups. A loss of these persons from the City will decrease the cultural heterogeneity which is one of the characteristics of San Francisco and will decrease the size of the pool of low- and semi-skilled workers. The size of this pool is a factor in decisions about location of new operations employing large numbers of people, such as the forthcoming Bank of America Data Center in San Francisco. Such locational decisions influence the City tax base. Households moving to suburban areas are likely to increase their commute-to-work distances, thus increasing energy consumption and air pollution resulting from transportation.

CHAPTER EIGHT. THE RELATION BETWEEN LOCAL-SHORT-TERM
USES OF MAN'S ENVIRONMENT AND THE MAIN-
TENANCE AND ENHANCEMENT OF LONG-TERM
PRODUCTIVITY

The improvement of living conditions resulting from the proposed program should result in short- as well as long-term benefits to human well-being and, consequently, to human productivity. If the cumulative effect of the project would be to create a more desirable urban living environment, it could result in a decrease in the flight to the suburbs and in less orientation towards recreational activities involving travel out of the City.

Because of the existing built-up, urban nature of the City, it is unlikely that new land would be developed as a result of the proposed project. Delay of the project would result in progressive deterioration of present marginal housing, some of which would no longer be suitable for rehabilitation; therefore, delay would result in more demolition and larger scale construction in the future.

Site-oriented portions of the proposed project involve either sites where activity is already under way, which needs to be completed to permit full implementation of specific program objectives, or sites which would be chosen, on the basis of criteria previously described, to give maximum short- and long-run environmental benefits with minimum costs.

CHAPTER NINE. ANY IRREVERSIBLE ENVIRONMENTAL CHANGES WHICH
WOULD BE INVOLVED IN THE PROPOSED ACTION
SHOULD IT BE IMPLEMENTED.

Construction activity involves the commitment of non-renewable energy and material resources. The proposed program policy favoring rehabilitation over demolition and new construction would minimize consumption of these resources, and would minimize consumption of these resources, and would minimize any possibility of irreversible damage from environmental accidents associated with the project.

CHAPTER TEN. THE GROWTH INDUCING IMPACT OF THE PROPOSED ACTION

The general nature of the proposed program is an improvement of the standard of living of present residents, through improvements in housing and neighborhood amenities, rather than provision of housing for in-migrants. Insofar as out-migration of present residents is influenced by a search for a better residential environment, the program may lessen the present tendency toward population decrease in San Francisco.

Block grants will be available to all metropolitan cities and urban counties, most of which will presumably take advantage of this funding source; hence, the availability of community development funds in San Francisco should not affect the housing market in such a fashion as to attract new residents to the City, if one assumes all communities to remain at a constant level of desirability as a place of residence. The induction of major shifts of population from one part of the City to another should be precluded by the policy of dispersing small developments throughout the City.

Employment opportunities in the City are not expected to increase to an extent that will cause an influx of lower income households to the City. Population projections prepared by the Department of City Planning in 1968* suggest that, if housing were available, for the period 1970-1977, 6000 to 7000 new lower income households, requiring housing assistance, would move into the City. This represents an 8 percent increase over the 84,400 households (28% of total households in the City) requiring assistance in 1970. It was estimated in the above-mentioned report that most of the age categories with young families. Assuming an approximately linear increase, an increase of 2000 to 3000 (or 3%) would be expected during the three-year grant period. In view of the rapidly changing state of the economy, which increases the probably error of socioeconomic predictions, an anticipated change of this magnitude is not statistically significant.

*"Population Projections for San Francisco 1960-1990,"
Department of City Planning, April 1968

CHAPTER ELEVEN. EIR AUTHORS AND CONSULTANTS; ORGANIZATIONS
AND PERSONS CONSULTED

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APPENDIX I

NINE-STEP PROCEDURE FOR PROGRAMMING

COMMUNITY DEVELOPMENT FUNDS

A nine-step procedure has been developed by the Mayor's Office for programming community development funds.

1. The Mayor's Office of Community Development (OCD), in cooperation with the Citizens Committee on Community Development (CCCD), sponsors public hearings to seek citizen views on community development and housing needs.
2. City departments and agencies submit their requests to the Office of the Mayor for review and evaluation.
3. The Mayor's OCD, in consultation with the Technical Policy Committee (TPC)*, prepares a preliminary program which outlines the actions to be undertaken in the coming program-period and identifies the funding needed for those actions.
4. The Office of the Mayor conducts a public hearing on the preliminary program.
5. The City Planning Commission takes actions on the Program's Environmental Impact Statement and determines the conformity of the Program to the City's Master Plan.
6. The Mayor's OCD, in consultation with the TPC, prepares a final program report and submits it to the Board of Supervisors for action.
7. The Board of Supervisors conducts its public hearing and takes action on the community development program.
8. After Board approval, the Office of the Mayor transmits the application for funds to HUD for approval.
9. Upon Federal approval, the Controller places the funds into a Community Development account and, based upon the approved budget, arranges for the transfer of funds to the individual accounts of the operating departments and agencies.

*The TPC is comprised of the directors of City departments and agencies with responsibilities for HUD-assisted programs: Office of Community Development, Department of City Planning, Model Cities Agency, Bureau of Building Inspection, S.F. Redevelopment Agency, S.F. Housing Authority, and Department of Recreation and Parks.

APPENDIX II

RELOCATION BENEFITS AVAILABLE TO THOSE DISPLACED

BY COMMUNITY DEVELOPMENT ACTIVITIES

- I. Relocation Benefits Available under the Uniform Relocation Assistance Act of 1970 - applicable when private property is acquired by a public agency using community development block grant funds.
 - A. Payments to cover moving expenses, including storage
 1. Families and individuals displaced from their dwellings may receive these payments.
 2. The amount received equals actual reasonable moving expenses, OR
 3. A fixed moving expense payment not to exceed \$300, plus a Dislocation Allowance of \$200.
 - B. Additional Payments to Homeowners
 1. Homeowners may receive additional payments to assist in buying a replacement dwelling.
 2. This \$15,000 maximum payment covers:
 - a. the difference between the price paid for the property and the cost of a comparable replacement dwelling;
 - b. an amount to compensate for any difference between the old and new mortgage interest rates;
 - c. certain closing costs on the replacement dwelling such as title search, inspection fees, credit report, or escrow fees.
 3. The homeowner must have occupied the dwelling not less than 180 days prior to initiation of negotiations for property acquisition.
 4. If the homeowner does not qualify for the replacement housing payment for homeowners, or elects not to purchase, he may be eligible to receive a maximum of \$4,000 in rental assistance payments.

C. Additional Payments to Tenants

1. Tenants may receive additional payments to help purchase or rent a replacement dwelling.
2. This \$4,000 maximum payment either:
 - a. helps meet the increased cost of renting a replacement dwelling for a period of up to four years, OR
 - b. with the inclusion of incidental closing costs, assists in making a down payment on the purchase of replacement dwelling.
3. The person must have occupied the dwelling not less than 90 days prior to initiation of negotiations for property acquisition.
4. When a down payment of more than \$2,000 may be made, the person must match dollar-for-dollar the amount in excess of \$2,000.

D. Payments to Persons Displaced From Their Place of Business, Including Nonprofit Organizations

1. These persons may receive payments to assist in reestablishing and obtaining commercial or other property suitable to their needs.
2. The payment covers either:
 - a. actual moving expenses, actual direct loss of tangible personal property, and actual reasonable expenses in searching for a replacement location, OR
 - b. an amount equal to the net earnings of the business operation, not less than \$2,500 or more than \$10,000.

II. Relocation Benefits Available Under Local Policy - applicable when public acquisition of property is not required by community development activities, such as code enforcement and the modernization of public housing, but such activity does cause displacement.

A. Replacement Housing Payment (RHP) To Be Used for Either the Rental or Purchase of Replacement Housing

1. The RHP is made to provide a supplement to new housing costs in excess of 25 percent of gross monthly income.
2. The amount of the RHP cannot exceed \$4,000 for each displaced household; it will be disbursed at a rate of up to \$1,000 annually for a maximum of four years, based on eligibility of the household and a continuing assessment of need. There will be only one RHG payment annually, to be shared among occupants of the household.
3. The actual amount of the RHP is generally determined by taking the lesser of the following:
 - a. the difference between replacement housing costs and 25 percent of income (when previous housing costs were less than 25 percent of income), OR
 - b. the difference between replacement housing costs and previous housing costs, when both are in excess of 25 percent of income.
4. Replacement Housing payments will be made only when funds under Section 8 of the Housing and Community Development Act of 1974 are not available to assist the rehousing of the displacee.

B. Moving Costs

1. Actual reasonable moving costs for both permanent and temporary moves are to be reimbursed.
2. A maximum of \$300 per household may be paid for a single move.

C. Dislocation Allowance

1. This payment covers reasonable costs associated with dislocation over and above moving costs (rental deposits, agents fees, or incidental expenditures).
2. This amount may not exceed \$200.

D. Relocation Services and Counseling

1. The existing range of relocation and rehousing services are to be provided to all displaced households at the request of the displacee.

E. Eligibility

1. Displaced persons are eligible for the above benefits if they meet income limit requirements and:
 - a. they have occupied the unit at least 90 days prior to the date of receipt of the order to vacate, and provided that the occupancy of the unit was not initiated for the purpose of becoming eligible for the RHG, and
 - b. one of the following:
 - (1) the public agency has certified the need to vacate the unit due to the extent of code compliance rehabilitation or demolition; OR
 - (2) the occupant of the unit has been given notice of a rent increase of 10 percent or more above the base rent or the rent charged for a comparable unit, and the new rent exceeds 25 percent of the tenant's gross monthly income.

(To be eligible, rent increases must be based on financing the cost of meeting rehabilitation standards, and allowable general property improvements in accordance with the standards of the Rehabilitation Assistance Program (RAP). A tenant need not physically move from the unit in order to be eligible for Replacement Housing Payment due to rent increases, and may use the RHP to pay the amount of the rent increase.)

2. To be eligible for moving costs, dislocation allowance, or relocation services and counseling, a displaced person need only satisfy requirements (a) and (b), above.

(Portions of this policy are pending approval by the Department of Housing and Urban Development)

